Housing Monitor
**Site Information**

UCS Unique Ref: 2295  
Source: Housing Monitor  
HM Ref: 20317  
UCS Character Area: ARTERIAL ROUTE  
Address: 67 AND 69 HOLLYWOOD ROAD AND 2A, 2B AND 2C GRAMPIAN  
Postcode: BT4  
District Electoral Area: TITANIC  
Area Working Group: EAST  
Site Area (ha): 0.0140  
Current Land Use:  
Description:  

**Site Capacity:** 8

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.:  
Planning granted for employment use:  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use:  
Other use Planning Reference No.:  
Other use Proposal Description:  

**Land Use Zoning**

Employment Zoning: NONE  
Mixed Zoning: NONE  
Housing Zoning: NONE

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:  
Evidence that the site is being developed for alternative use:  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: NONE  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained:  

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: Private

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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Site Information

UCS Unique Ref: 2299
Source: Housing Monitor
HM Ref: 20158
UCS Character Area: STRATEGIC CENTRE
Address: 346-350 NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0319
Current Land Use: Underutilised site
Description: Demolition of existing building and erection of proposed retail unit to ground floor with a total of eight apartments to first, second and third floor. Renewal of existing approval Z/2007/1355/F

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2007/1355/F
Planning granted for employment use: Yes
Employment Planning Reference No.: Z/2007/1355/F
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description:  

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

Belfast Urban Capacity Study

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## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Major constraint

### Known Contamination and Ground Stability Issues:
- Yes

### Neighbouring Area Characteristics:
- Residential

### Residential Area Characteristics:
- Medium density

### Protected Route:
- FAR

### Distance from Arterial Route:
- WITHIN 100m

### Highway Access to Site:
- VERY CLOSE

### Distance from Bus Stop:
- WITHIN 100m

### Distance from Train Halt:
- 400m+

### Cycling Distance to City Centre:
- 5Min CYCLE

### Walking Distance to City Centre:
- 10Min WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

| Planning History: | 1. Site has full planning permission for housing |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |

### Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 8 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 2300
Source: Housing Monitor
HM Ref: 19585
UCS Character Area: ARTERIAL ROUTE
Address: 5-9 CHANNING STREET
Postcode: BT 087
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0189
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: 
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield: 
Potential Employment Type: 
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2302
Source: Housing Monitor
HM Ref: 20187
UCS Character Area: INNER CITY
Address: 13 CONNSBROOK AVENUE

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0808

Current Land Use: Demolition of 13 Connsbrook Avenue and erection of 12 apartments [9 1 bed and 3 2 bed] with associated parking

Site Capacity: 11

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2015/0211/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commerical Area:</td>
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</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

#### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

#### Residual Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
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<tbody>
<tr>
<td>1. Site has full planning permission for housing</td>
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<tr>
<td>Site for Sale</td>
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<tr>
<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Infrastructure Constraints - Waste Water Treatment System</th>
<th>Infrastructure Constraints - Transport Network</th>
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</thead>
<tbody>
<tr>
<td>Market likely to deliver</td>
<td>Current Capacity within system</td>
<td>Network can accommodate new development</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
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<tr>
<td>Is the Site Available?</td>
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</tr>
<tr>
<td>Is the Site Achievable?</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
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</tr>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2304
Source: Housing Monitor
HM Ref: 12257
UCS Character Area: INNER CITY
Address: 33-63 PALMERSTON ROAD
Postcode: BHA 12
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.3202
Current Land Use: Underutilised site
Description: Site comprising backlands of established residential dwellings
Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.3202
Site Suitability Assessment

| District Centre: | No |
| Shopping / Commercial Area: | NONE |
| Area of Townscape Character: | |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | NONE |
| Neighbourhood Renewal Area: | |
| Listed Building: | NONE |
| Tidal Flood Plain: | NONE |
| Surface Water: | MINOR |
| Topography: | Steeply sloping |

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

Availability

| Planning History: |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Unknown |

Current Availability: Vacant
Multiple Ownerships: Unknown
Potential for Ransom Strips: Yes

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 10 |
| Potential Housing Type: | Townhouse |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 2305
Source: Housing Monitor
HM Ref: 21064
UCS Character Area: WIDER CITY
Address: LAND BETWEEN 261-287A BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1987
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
  - Protected Route: VERY FAR
  - Distance from Arterial Route: 200-400m
  - Highway Access to Site: VERY CLOSE
  - Distance from Bus Stop: WITHIN 100m
  - Distance from Train Halt: 400m+
  - Cycling Distance to City Centre: 10Min CYCLE
  - Walking Distance to City Centre: 10Mins+ WALK
  - Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
- Site for Sale:
- Ownership: Public Sector (DSD/BCC/NIHE)
- Willing Owner:

Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
- Housing Yield: 7
- Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2306
Source: Housing Monitor
HM Ref: 20554
UCS Character Area: CITY CENTRE
Address: LANDS AT 32-39 BRIDGE END
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1861
Current Land Use:

Description:

Site Capacity: 56

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
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<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
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<td>LLPA</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>Tidal Flood Plain</td>
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<tr>
<td>Surface Water</td>
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<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

### Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

### Planning History:

### Current Availability:
- Multiple Ownership:
- Potential for Ransom Strips:

### Owner:
- Private

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

### Is the Site Suitable?
- Housing

### Is the Site Available?
- Yes

### Is the Site Achievable?
- Yes

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- Housing Yield: 56

### Potential Housing Type:
- Apartment/Flat

### Employment Density Assumption:
- Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2307
Source: Housing Monitor
HM Ref: 21170
UCS Character Area: ARTERIAL ROUTE
Address: LAND AT JUNCTION OF SKIPTON STREET AND CARNFORTH S
Postcode: BT 087
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0600
Current Land Use:

Description:

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:50:56 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 7
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2308
Source: Housing Monitor
HM Ref: 20312
UCS Character Area: STRATEGIC CENTRE
Address: 72-82 BLOOMFIELD AVENUE
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0302
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:46:58 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 7
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:46:58 AM
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2314
Source: Housing Monitor
HM Ref: 20293
UCS Character Area: INNER CITY
Address: BRYSON ENTERPRISE CENTRE 1A BRYSON STREET
Postcode: BT5
District Electoral Area: TITANIC
Site Area (ha): 0.1490
Current Land Use: Vacant site
Description: Planning Permission granted for construction of 11No. dwellings. LA04/2015/1165/F
Site Capacity: 11

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1165/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.149

4/19/2018 9:48:58 AM  Ref: 2314
### Site Suitability Assessment

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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
<td>MINOR</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
<td>NONE</td>
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<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
<td>CLOSE</td>
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<td>Distance from Arterial Route:</td>
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<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>200-400m</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>5Min WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

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<th>Description</th>
<th>Status</th>
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<tr>
<td>Planning History:</td>
<td>1. Site has full planning permission for housing</td>
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<tr>
<td>Site for Sale:</td>
<td>Yes</td>
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<tr>
<td>Ownership:</td>
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<td>Willing Owner:</td>
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<td>Potential for Ransom Strips:</td>
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### Achievability

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<tr>
<th>Constraint</th>
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<tr>
<td>Market Attractiveness:</td>
<td>Market likely to deliver</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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### Conclusions

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<tr>
<th>Question</th>
<th>Status</th>
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<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
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<td>Is the Site Available?</td>
<td>Yes</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

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<th>Assumption</th>
<th>Status</th>
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<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2316
Source: Housing Monitor
HM Ref: 18886
UCS Character Area: INNER CITY
Address: 152 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0575
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 18

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Potential for Ransom Strips:
Willing Owner: Public Sector (DSD/BCC/NIHE)

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 18
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2317
Source: Housing Monitor
HM Ref: 20319
UCS Character Area: INNER CITY
Address: 25 PALMERSTON ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0764
Current Land Use: 
Description: Site currently comprises a single bungalow dwelling with potential to deliver a higher residential density in future. Construction of 6 No. apartments and associated infrastructure (revised proposal to that approved under Z/2013/1523/F - no increase in numbers)
Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2015/0291/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 0.0764

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commeneral Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<td>Monument Record:</td>
<td>NONE</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
<td>NONE</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
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<td>Topography:</td>
<td>Flat</td>
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<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>CLOSE</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

- Planning History: 1. Site has full planning permission for housing
- Site for Sale: No
- Ownership: Private
- Willing Owner: Yes
- Current Availability: Expected to cease
- Multiple Ownerships: No
- Potential for Ransom Strips: No

### Achievability

- Market Attractiveness: Market likely to deliver
- Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
- Infrastructure Constraints - Transport Network: Network can accommodate new development

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

4/19/2018 9:42:19 AM  Ref: 2317
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2318
Source: Housing Monitor
HM Ref: 20197
UCS Character Area: INNER CITY
Address: 5A INVERARY DRIVE
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0694
Current Land Use:
Description: Current detached two storey dwelling with potential to deliver higher density in future.
Site Capacity: 9

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:46:10 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: SIGNIFICANT
Surface Water: CONSIDERABLE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 

Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Ongoing use not expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2319
Source: Housing Monitor
HM Ref: 20117
UCS Character Area: ARTERIAL ROUTE
Address: 95-99 WOODSTOCK ROAD & MOUNT STREET
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0157
Current Land Use: Belfast Urban Capacity Study
Description:

Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

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<thead>
<tr>
<th><strong>District Centre:</strong></th>
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<td><strong>Shopping / Commercial Area:</strong></td>
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<table>
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<tr>
<th><strong>Utilities on Site:</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Known Contamination and Ground Stability Issues:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Neighbouring Area Characteristics:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Residential Area Characteristics:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Protected Route:</strong></td>
<td>VERY FAR</td>
</tr>
<tr>
<td><strong>Distance from Arterial Route:</strong></td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td><strong>Highway Access to Site:</strong></td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td><strong>Distance from Bus Stop:</strong></td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td><strong>Distance from Train Halt:</strong></td>
<td>400m+</td>
</tr>
<tr>
<td><strong>Cycling Distance to City Centre:</strong></td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td><strong>Walking Distance to City Centre:</strong></td>
<td>5Min WALK</td>
</tr>
<tr>
<td><strong>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

**Planning History:**

- **Site for Sale:**
- **Ownership:** Private
- **Willing Owner:**

**Current Availability:**

- **Multiple Ownerships:**
- **Potential for Ransom Strips:**

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

<table>
<thead>
<tr>
<th><strong>Is the Site Suitable?</strong></th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is the Site Available?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Is the Site Achievable?</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

- **Housing Yield:** 9
- **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Site Information

UCS Unique Ref: 2321
Source: Housing Monitor
HM Ref: 20098
UCS Character Area: ARTERIAL ROUTE
Address: 156-160 RAVENHILL ROAD
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0262
Current Land Use:
Description:
Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2324
Source: Housing Monitor
HM Ref: 18211
UCS Character Area: ARTERIAL ROUTE
Address: 160-220 CASTLEREAGH ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 2.5483
Current Land Use: Belfast Urban Capacity Study
Description: Site currently comprises Tesco Superstore and would have to negotiate in future for additional residential units.
Site Capacity: 183

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
RMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 2.5483
Site Suitability Assessment

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: No

Current Availability: Ongoing use not expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness:
May come forward but will require some form of public sector support (social housing etc.)

Infrastructure Constraints - Waste Water Treatment System:
Current Capacity within system

Infrastructure Constraints - Transport Network:
Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:
Housing Yield: 183
Potential Housing Type: Apartment

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2328
Source: Housing Monitor
HM Ref: 12351
UCS Character Area: ARTERIAL ROUTE
Address: 107-109 WOODSTOCK ROAD

Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0363
Current Land Use:

Description:

Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:37:47 AM
Ref: 2328
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: VERY CLOSE
Highway Access to Site: WITHIN 100m
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: Private

Current Availability:
Multiple Ownerships: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 15
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

**Site Information**

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<tr>
<th>UCS Unique Ref</th>
<th>2331</th>
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</thead>
<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>13266</td>
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<tr>
<td>UCS Character Area:</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>39 - 51 BLOOMFIELD AVENUE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT5</td>
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<tr>
<td>District Electoral Area:</td>
<td>TITANIC</td>
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<tr>
<td>Area Working Group:</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.0372</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Underutilised site</td>
</tr>
</tbody>
</table>

**Description:**
Site comprised two storey unit with retail units at ground floor and office throughout first floor. The site has the potential to deliver a higher residential capacity within the plan period.

**Site Capacity:** 6

---

**Planning History**

<table>
<thead>
<tr>
<th>Planning granted for residential use:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Historical HM. ref.</td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
<td>No</td>
</tr>
</tbody>
</table>

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

**Land Use Zoning**

<table>
<thead>
<tr>
<th>Employment Zoning:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Zoning:</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning:</td>
<td>No</td>
</tr>
</tbody>
</table>

---

**Absolute Constraints**

| Sites below 0.1ha or 5 residential units: | Yes |
| Evidence that the site is being developed for alternative use: | No |

| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | NONE |
| River (Fluvial) Floodplain: | MINOR |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | 0.0372 |

4/19/2018 9:44:19 AM  Ref: 2331
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
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<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
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</tbody>
</table>

**Utilities on Site:** None
**Known Contamination and Ground Stability Issues:** No
**Neighbouring Area Characteristics:** Residential
**Residential Area Characteristics:** Medium density
**Protected Route:** VERY FAR
**Distance from Arterial Route:** 100m-200
**Highway Access to Site:** VERY CLOSE
**Distance from Bus Stop:** WITHIN 100m
**Distance from Train Halt:** 400m+
**Cycling Distance to City Centre:** 10Min CYCLE
**Walking Distance to City Centre:** 10Mins+ WALK

### Availability

**Planning History:**
- Site for Sale: Yes
- Ownership: Private
- Willing Owner: Yes

**Current Availability:**
- Ongoing use not expected to cease
- Multiple Ownerships: No
- Potential for Ransom Strips: No

### Achievability

**Market Attractiveness:** Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system
**Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

**Is the Site Suitable?** Housing
**Is the Site Available?** No
**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**
- Housing Yield: 6
- Potential Housing Type: Apartment/Flat

**Employment Density Assumption:**
**Employment Yield:**
**Potential Employment Type:**
**Traveller Site:** No

**Phase:**
**Comments:**

4/19/2018 9:44:19 AM
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2334
Source: Housing Monitor
HM Ref: 19526
UCS Character Area: ARTERIAL ROUTE
Address: 164-166 RAVENHILL ROAD

Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0139
Current Land Use:

Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: 
Current Availability: 
Site for Sale: 
Multiple Ownerships: 
Ownership: Private
Potential for Ransom Strips: 
Willing Owner: 

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:39:59 AM
Ref: 2334
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2335
Source: Housing Monitor
HM Ref: 20333
UCS Character Area: ARTERIAL ROUTE
Address: THE MOUNT 2 WOODSTOCK LINK
Postcode: BT 125
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1124
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:54:59 AM  Ref: 2335
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

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<th>Field</th>
<th>Value</th>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
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<td>HM Ref</td>
<td>19879</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>SITE AT BRIDGE END / STATION STREET</td>
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<tr>
<td>Postcode</td>
<td>BT3</td>
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<td>District Electoral Area</td>
<td>TITANIC</td>
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<td>Area Working Group</td>
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<tr>
<td>Site Area (ha)</td>
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<tr>
<td>Current Land Use</td>
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<td>Description</td>
<td></td>
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<tr>
<td>Site Capacity</td>
<td>175</td>
</tr>
</tbody>
</table>

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:**
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:**

---

4/19/2018 9:54:19 AM
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
<td>MINOR</td>
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<td>Listed Building:</td>
<td>NONE</td>
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<tr>
<td>Tidal Flood Plain:</td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
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<tr>
<td>Topography:</td>
<td></td>
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<tr>
<td>Utilities on Site:</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
</tr>
</tbody>
</table>

### Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the SiteAchievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                        |                         |
| Housing Yield:                                     | 175                     |
| Potential Housing Type:                            | Apartment/Flat           |
| Employment Density Assumption:                     |                         |
| Employment Yield:                                  |                         |
| Potential Employment Type:                         |                         |
| Traveller Site:                                    |                         |
| Phase:                                             |                         |
| Comments:                                          |                         |

4/19/2018 9:54:19 AM  Ref: 2336
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2337
Source: Housing Monitor
HM Ref: 20347
UCS Character Area: ARTERIAL ROUTE
Address: UNITS 70 & 71 143-147 CASTLEREAGH ROAD
Postcode: BT5 / BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0366
Current Land Use:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE
- Protected Route: VERY FAR
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: 
  - Housing Yield: 5
  - Potential Housing Type: Apartment/Flat
- Employment Density Assumption: 
  - Employment Yield: Phase: 
  - Potential Employment Type: 
  - Traveller Site: Comments: 

4/19/2018 9:55:16 AM
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2339
Source: Housing Monitor
HM Ref: 20334
UCS Character Area: ARTERIAL ROUTE
Address: THE MOUNT 2 WOODSTOCK LINK

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0786
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 15

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Current Availability:
Ownership: Private Multiple Ownerships:
Willing Owner: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 15
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

**UCS Unique Ref:** 2340  
**Source:** Housing Monitor  
**HM Ref:** 20196  
**UCS Character Area:** INNER CITY  
**Address:** 83-85 VICTORIA ROAD  
**Postcode:** BT4  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0756  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 6

### Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

### Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

### Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

| Utilities on Site:                          |
| Known Contamination and Ground Stability Issues: |
| Neighbouring Area Characteristics:          |

| Residential Area Characteristics:          |
| Protected Route:                          | VERY CLOSE                   |
| Distance from Arterial Route:             | 400m+                        |
| Highways Access to Site:                  | VERY CLOSE                   |
| Distance from Bus Stop:                   | 100-200m                     |
| Distance from Train Halt:                 | 400m+                        |
| Cycling Distance to City Centre:          | 10Min CYCLE                  |
| Walking Distance to City Centre:          | 10Mins+ WALK                 |

| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

### Availability

| Planning History:                           |
| Site for Sale:                              |
| Ownership:                                  | Private                      |
| Willing Owner:                              |                              |

| Current Availability:                       |
| Multiple Ownerships:                        |
| Potential for Ransom Strips:               |                              |

### Achievability

| Market Attractiveness:                       |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

### Conclusions

| Is the Site Suitable?                        |
| Is the Site Available?                      |
| Is the Site Achievable?                     |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                        |
| Housing Yield:                                     | 6                           |
| Potential Housing Type:                            | Apartment/Flat               |
| Employment Density Assumption:                     |
| Employment Yield:                                  |
| Potential Employment Type:                         |
| Traveller Site:                                    |
| Phase:                                             |
| Comments:                                         |
## Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>2342</th>
</tr>
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<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20153</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>125-139 NEWTOWNARDS ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>TITANIC</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0466</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Historical HM Ref. Site appears to be heavily used with ground floor retail units and residential units above. The site may have the potential to deliver a higher residential density in future.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>12</td>
</tr>
</tbody>
</table>

## Planning History

| Planning granted for residential use | No                                      |
| Planning granted for employment use  | No                                      |
| Employment Planning Reference No.    | No                                      |
| Employment Planning Proposal Description |                                          |
| Planning granted for other land use  | No                                      |
| Other use Planning Reference No.     |                                          |
| Other use Proposal Description       |                                          |

## Land Use Zoning

| Employment Zoning | No                                      |
| Mixed Zoning      | No                                      |
| Housing Zoning    | No                                      |

## Absolute Constraints

| Sites below 0.1ha or 5 residential units | Yes                                      |
| Evidence that the site is being developed for alternative use | No                                      |
| Historic Park, Garden and Demesne       | NONE                                    |
| Urban Landscape Wedge                   | NONE                                    |
| Area of Existing Open Space             | NONE                                    |
| Potential Open Space                    | NONE                                    |
| Land identified for Health Use          | NONE                                    |
| River (Fluvial) Floodplain              | NONE                                    |
| Special Protection Area                 | NONE                                    |
| RAMSAR                                 | NONE                                    |
| Site Retained for further assessment    | Yes                                     |
| Size of Site Retained                   | 0.0466                                  |

4/19/2018 9:38:28 AM
## Site Suitability Assessment

### Utilities on Site:
- Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:
- Residential Area Characteristics:
  - Prepared Route: VERY CLOSE
  - Distance from Arterial Route: WITHIN 100m
  - Highway Access to Site: VERY CLOSE
  - Distance from Bus Stop: WITHIN 100m
  - Distance from Train Hall: 200-400m
  - Cycling Distance to City Centre: 5Min CYCLE
  - Walking Distance to City Centre: 5Min WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Planning History:
- Site for Sale: No
- Ownership: Private
- Willing Owner: Yes

### Current Availability:
- Ongoing use not expected to cease
- Multiple Ownerships: Yes
- Potential for Ransom Strips: No

### Achievability

#### Market Attractiveness:
- Market likely to deliver

#### Infrastructure Constraints - Waste Water Treatment System:
- Current Capacity within system

#### Infrastructure Constraints - Transport Network:
- Network can accommodate new development

### Conclusions

#### Is the Site Suitable?
- Housing

#### Is the Site Available?
- Yes

#### Is the Site Achievable?
- Yes

### Yield, Phasing & Type

#### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

#### Refined Density Assumption:
- Housing Yield: 12
- Potential Housing Type: Apartment/Flat

#### Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:

#### Comments:

---

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2346
Source: Housing Monitor
HM Ref: 20336
UCS Character Area: INNER CITY
Address: 5-7 CALVIN STREET
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1041
Current Land Use: Underutilised site
Description: Land currently comprises underperforming land plots in relation to their residential capacity.
Site Capacity: 10

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM. Ref.
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1041
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Location/Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
<td>NONE</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<td>Monument Record:</td>
<td>NONE</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
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</table>

#### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Ongoing use not expected to cease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

#### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

#### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

#### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Assumption/Type:</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
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</tr>
<tr>
<td>Housing Yield:</td>
<td>10</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2347
Source: Housing Monitor
HM Ref: 20127
UCS Character Area: ARTERIAL ROUTE
Address: 175 TEMPLEMORE AVENUE
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0175
Current Land Use:

Description:
Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:**  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:**  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** SERIOUS  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:**  

<table>
<thead>
<tr>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
<th>Neighbouring Area Characteristics:</th>
<th>Residential Area Characteristics:</th>
<th>Protected Route:</th>
<th>Distance from Arterial Route:</th>
<th>Highway Access to Site:</th>
<th>Distance from Bus Stop:</th>
<th>Distance from Train Halt:</th>
<th>Cycling Distance to City Centre:</th>
<th>Walking Distance to City Centre:</th>
<th>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>VERY FAR</td>
<td>WITHIN 100m</td>
<td>VERY CLOSE</td>
<td>WITHIN 100m</td>
<td>400m+</td>
<td>5Min CYCLE</td>
<td>10Min WALK</td>
<td></td>
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</tbody>
</table>

### Availability

**Planning History:**  
**Site for Sale:**  
**Ownership:** Private  
**Willing Owner:**  

### Achievability

**Market Attractiveness:**  
**Infrastructure Constraints - Waste Water Treatment System:**  
**Infrastructure Constraints - Transport Network:**  

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 5  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2348
Source: Housing Monitor
HM Ref: 21239
UCS Character Area: ARTERIAL ROUTE
Address: 1 - 21 CASTLEREAGH ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0684
Current Land Use: 
Description: 

Site Capacity: 14

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Multiple Ownerships:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: House Yield:
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2349
Source: Housing Monitor
HM Ref: 19553
UCS Character Area: INNER CITY
Address: 57-63 TEMPLEMORE AVENUE

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0219
Current Land Use: Vacant site

Description: Site resides at corner of Madrid St and Templemore Avenue and is currently a vacant plot of land.

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical Application
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:46:03 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref</td>
<td>21062</td>
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<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>FORMER SIROCCO WORKS, SHORT STRAND</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 125</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>TITANIC</td>
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<tr>
<td>Area Working Group</td>
<td>EAST</td>
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<tr>
<td>Site Area (ha)</td>
<td>4.0931</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
</tr>
</tbody>
</table>

Planner Information

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.:  
- Planning granted for employment use:  
- Employment Planning Reference No.:  
- Employment Planning Proposal Description:  
- Planning granted for other land use:  
- Other use Planning Reference No.:  
- Other use Proposal Description:  

Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

Absolute Constraints

- Sites below 0.1ha or 5 residential units:  
- Evidence that the site is being developed for alternative use:  
- Historic Park, Garden and Demesne: NONE  
- Urban Landscape Wedge: NONE  
- Area of Existing Open Space: NONE  
- Potential Open Space: NONE  
- Land identified for Health Use: NONE  
- River (Fluvial) Floodplain: NONE  
- Special Protection Area: NONE  
- RAMSAR: NONE  
- Site Retained for further assessment: Yes  
- Size of Site Retained:  

4/19/2018 9:49:47 AM  
Ref: 2352
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: SIGNIFICANT
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: MINOR
Surface Water: MINOR
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 102
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:49:47 AM
Ref: 2352
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2355
Source: Housing Monitor
HM Ref: 20318
UCS Character Area: INNER CITY
Address: 17 & 19 LARKFIELD ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1021
Current Land Use: 
Description: Current residential dwelling on site.
Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
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<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE
- Protected Route: CLOSE
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

- **Planning History:**
  - Site for Sale: Private
- **Ownership:**
  - Private
- **Willing Owner:**

### Achievability

- **Market Attractiveness:**
  - Infrastructure Constraints - Waste Water Treatment System: NONE
  - Infrastructure Constraints - Transport Network: NONE

### Conclusions

- **Is the Site Suitable?**
  - Housing
- **Is the Site Available?**
  - Yes
- **Is the Site Achievable?**
  - Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - Housing Yield: 7
  - Potential Housing Type: Apartment/Flat
- **Employment Density Assumption:**
  - Employment Yield: 
  - Potential Employment Type: 
  - Traveller Site: 
  - Phase: 
  - Comments: 

---

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2357
Source: Housing Monitor
HM Ref: 20798
UCS Character Area: ARTERIAL ROUTE
Address: BRIDGE HOUSE 166, 168,170 + 172 ALBERTBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1957
Current Land Use: Underutilised site
Description: Site comprises a community garden, Community Business Unit and a surface level carpark to the rear. The site has potential to deliver a higher housing density in future.

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes

Size of Site Retained:

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
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<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
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<td>Topography</td>
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<tr>
<td>Utilities on Site</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
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</tr>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Protected Route</td>
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<tr>
<td>Distance from Arterial Route:</td>
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<td>Highway Access to Site</td>
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<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
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<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>5Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
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### Availability

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<tbody>
<tr>
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<tr>
<td>Site for Sale</td>
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</tr>
<tr>
<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
<td>Yes</td>
</tr>
<tr>
<td>Current Availability</td>
<td>Ongoing use not expected to cease</td>
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<tr>
<td>Multiple Ownerships</td>
<td>Yes</td>
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<tr>
<td>Potential for Ransom Strips</td>
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### Achievability

<table>
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<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2358
Source: Housing Monitor
HM Ref: 19613
UCS Character Area: STRATEGIC CENTRE
Address: 24-40 UPPER NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0367
Current Land Use: Underutilised site
Description: Conversion to 7 No apartments, new frontage, alterations to rear extensions and provision of rear terrace at first floor level.
Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0840/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0367
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Yes
Willing Owner:

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:42:12 AM
Ref: 2358
Site Information

UCS Unique Ref: 2361
Source: Housing Monitor
HM Ref: 20200
UCS Character Area: ARTERIAL ROUTE
Address: 182 & 184 HOLYWOOD ROAD

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1201
Current Land Use:

Description: Site currently comprises two storey residential dwelling.

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM Ref.

Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:

Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE

Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route: WITHIN 100m
Distance from Arterial Route: VERY CLOSE
Highway Access to Site: WITHIN 100m
Distance from Bus Stop: 400m+
Distance from Train Halt: 10Min CYCLE
Cycling Distance to City Centre: 10Mins+ WALK
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Current Availability:
Multiple ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2364
Source: Housing Monitor
HM Ref: 20222
UCS Character Area: ARTERIAL ROUTE
Address: 104-110 UPPER NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1984
Current Land Use: Residential units currently established on site.

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY FAR
Protected Route: NONE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2365
Source: Housing Monitor
HM Ref: 19519
UCS Character Area: WIDER CITY
Address: TITANIC QUARTER, PHASE II QUEEN'S ROAD
Postcode: BT3
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 17.5843
Current Land Use:

Site Capacity: 388

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: SIGNIFICANT
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:55:07 AM Ref: 2365
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: SIGNIFICANT
Neighbourhood Renewal Area: SIGNIFICANT
Tidal Flood Plain: SERIOUS
Surface Water: MINOR
Topography: SIGNIFICANT

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: SIGNIFICANT

Current Availability:
Multiple Ownerships: SIGNIFICANT
Potential for Ransom Strips: SIGNIFICANT

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 388
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2367
Source: Housing Monitor
HM Ref: 12053
UCS Character Area: CITY CENTRE
Address: 7-9 RAVENHILL ROAD
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0353
Current Land Use:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:47:31 AM Ref: 2367
Site Suitability Assessment

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<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Area of Townscape Character:</td>
<td>NONE</td>
<td>Neighbouring Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
<td>Protected Route:</td>
<td>FAR</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
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<tr>
<td>AQMA:</td>
<td>MINOR</td>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
<td>Distance from Train Halt:</td>
<td>200-400m</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>SERIOUS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Availability

Planning History:  
Site for Sale:  
Ownership: Private
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 12
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2368
Source: Housing Monitor
HM Ref: 18080
UCS Character Area: INNER CITY
Address: LAND AT BENDIGO STREET, RAVENHILL ROAD
Postcode: BT 125
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.2372
Current Land Use:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2370
Source: Housing Monitor
HM Ref: 12661
UCS Character Area: CITY CENTRE
Address: PLOTS 5 & 8 OF FORMER SIROCCO WORKS, SHORT STRAND
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 2.2615

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:53:47 AM Ref: 2370
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: |
- Neighbouring Area Characteristics: |

### Residential Area Characteristics:
- Protected Route: CLOSE |
- Distance from Arterial Route: 100m-200 |
- Highway Access to Site: VERY CLOSE |
- Distance from Bus Stop: WITHIN 100m |
- Distance from Train Halt: 200-400m |
- Cycling Distance to City Centre: CITY CENTRE |
- Walking Distance to City Centre: CITY CENTRE |
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

## Availability

### Planning History:
- Site for Sale: |
- Ownership: Private |
- Willing Owner: |

### Current Availability:
- Multiple Ownerships: |
- Potential for Ransom Strips: |

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: |
- Infrastructure Constraints - Transport Network: |

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>266</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
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<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

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4/19/2018 9:53:47 AM

Ref: 2370
Site Information

UCS Unique Ref: 2375
Source: Housing Monitor
HM Ref: 21469
UCS Character Area: CITY CENTRE
Address: QUEEN'S QUAY, LANDS BESIDE M3 AND ODYSSEY BUILDING
Postcode: CC 029
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 7.3784
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: MINOR
Mixed Zoning: MINOR
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre</th>
<th>No</th>
<th>Utilities on Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
<td>Known Contamination and Ground Stability Issues:</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
<td>Neighbouring Area Characteristics:</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>AQMA</td>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Conservation Area</td>
<td>NONE</td>
<td>Protect Route: ADJACENT</td>
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<td>ASSSI</td>
<td>NONE</td>
<td>Distance from Arterial Route: 200-400m</td>
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<tr>
<td>Monument Record</td>
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<td>Highway Access to Site: ADJACENT</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
<td>Distance from Bus Stop: WITHIN 100m</td>
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<tr>
<td>Listed Building</td>
<td>NONE</td>
<td>Distance from Train Halt: 200-400m</td>
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<td>Tidal Flood Plain</td>
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<td>Cycling Distance to City Centre: CITY CENTRE</td>
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<td>Surface Water</td>
<td>MINOR</td>
<td>Walking Distance to City Centre: CITY CENTRE</td>
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<tr>
<td>Topography</td>
<td></td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
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### Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 798
  - **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
  - **Employment Yield:**
  - **Potential Employment Type:**
  - **Traveller Site:**
  - **Phase:**
  - **Comments:**
Site Information

UCS Unique Ref: 2376
Source: Housing Monitor
HM Ref: 21455
UCS Character Area: ARTERIAL ROUTE
Address: WESTNOURNE PRESBYTERIAN CHURCH, LOWER NEWTOWNARDS
Postcode: BT4 / BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1967
Current Land Use: Underutilised site
Description: Site resides within boundary of Westbourne Pres. Church. Planning application for 6 dwellings on site of old church halls. - Z/2012/1424/LBC
Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2012/1424/LBC
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SIGNIFICANT
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: Yes
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:55:25 AM
Ref: 2376
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2378
Source: Housing Monitor
HM Ref: 21506
UCS Character Area: ARTERIAL ROUTE
Address: 243-245 WOODSTOCK ROAD
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0143

Site Information

Current Land Use: Belfast Urban Capacity Study
Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Monument Record</td>
<td>MINOR</td>
<td></td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Listed Building</td>
<td>MINOR</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Topography</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities on Site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stability Issues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Area Characteristics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
<td></td>
</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
<td></td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
<td></td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
<td></td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
<td></td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
<td></td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>10Min WALK</td>
<td></td>
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<tr>
<td>Enhancements to the Proposed Transport</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Network (BRT, Road Improvements)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale</td>
<td>Multiple Ownerships</td>
</tr>
<tr>
<td>Ownership</td>
<td>Potential for Ransom Strips</td>
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<tr>
<td>Willing Owner</td>
<td></td>
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</tbody>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Infrastructure Constraints - Waste Water Treatment System</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
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</table>

## Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>5</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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</tbody>
</table>

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2379
Source: Housing Monitor
HM Ref: 21508
UCS Character Area: WIDER CITY
Address: LANDS AT THE CORNER OF GROVE STREET EAST AND FASHO
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1889
Current Land Use: Vacant site
Description: Site remains vacant. May also be suitable for employment use.

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: Yes
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:

- No

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained:

**Site Suitability Assessment**

- District Centre: No
- Shopping / Commerical Area: NONE
- Area of Townscape Character: NONE
- Lagan Valley Regional Park: NONE
- LLPA: NONE
- Site of Local Nature Conservation Importance: NONE
- AQMA: NONE
- Conservation Area: NONE
- ASSSI: NONE
- Monument Record: NONE
- Neighbourhood Renewal Area: NONE
- Listed Building: NONE
- Tidal Flood Plain: NONE
- Surface Water: MINOR
- Topography: Flat

Utilities on Site: None

Known Contamination and Ground Stability Issues: No

Neighbouring Area Characteristics: Commercial

Residential Area Characteristics: Medium density

Protected Route: VERY FAR

Distance from Arterial Route: 200-400m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

**Availability**

Planning History: 1. Site has full planning permission for housing

Site for Sale: No

Ownership: Private

Willing Owner: Yes

Current Availability: Vacant

Multiple Ownerships: No

Potential for Ransom Strips: No

**Achievability**

Market Attractiveness:

May come forward but will require some form of public sector support (social housing etc.)

Infrastructure Constraints - Waste Water Treatment System:

Current Capacity within system

Infrastructure Constraints - Transport Network:

Network can accommodate new development

**Conclusions**

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 13
Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2382
Source: Housing Monitor
HM Ref: 21285
UCS Character Area: WIDER CITY
Address: 448 SHORE ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0363
Current Land Use:
Description:
Site Capacity: 8

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2383</td>
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<tr>
<td>Source:</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>12187</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>74 &amp; 76 OLD WESTLAND ROAD &amp; 42 CAVEHILL ROAD</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT14 / BT15</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.1847</td>
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<tr>
<td>Current Land Use:</td>
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<td>Description:</td>
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<td>Site Capacity:</td>
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### Planning History

<table>
<thead>
<tr>
<th>Description</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning granted for residential use:</td>
<td>Yes</td>
</tr>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Proposal Description:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for other land use:</td>
<td></td>
</tr>
<tr>
<td>Other use Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description:</td>
<td></td>
</tr>
</tbody>
</table>

### Land Use Zoning

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Zoning:</td>
<td>NONE</td>
</tr>
<tr>
<td>Mixed Zoning:</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Absolute Constraints

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td></td>
</tr>
<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td>NONE</td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
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<tr>
<td>Site Retained for further assessment:</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td></td>
</tr>
</tbody>
</table>

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4/19/2018 9:47:09 AM  Ref: 2383
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership:
Willing Owner:
Current Availability:
Multiple Ownerhips:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 15
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2386
Source: Housing Monitor
HM Ref: 18041
UCS Character Area: WIDER CITY
Address: 35-41 ASHLEY GARDENS
Postcode: BT 117
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0993
Current Land Use: Belfast Urban Capacity Study

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Other use Planning Reference No.: 
Other use Proposal Description: 

Planning History

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Land Use Zoning

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Ref: 2386

**Site Suitability Assessment**

**District Centre:** No
**Shopping / Commercial Area:** NONE
**Area of Townscape Character:**
**Lagan Valley Regional Park:** NONE
**LLPA:** NONE
**Site of Local Nature Conservation Importance:**
**AQMA:** NONE
**Conservation Area:** NONE
**ASSSI:** NONE
**Monument Record:** NONE
**Neighbourhood Renewal Area:**
**Listed Building:** NONE
**Tidal Flood Plain:** NONE
**Surface Water:** NONE
**Topography:**

**Availability**

**Planning History:**
**Site for Sale:**
**Ownership:** Private
**Willing Owner:**

**Achievability**

**Market Attractiveness:**
**Infrastructure Constraints - Waste Water Treatment System:**
**Infrastructure Constraints - Transport Network:**

**Conclusions**

**Is the Site Suitable?** Housing
**Is the Site Available?** Yes
**Is the Site Achievable?** Yes

**Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density
**Refined Density Assumption:**
**Housing Yield:** 11
**Potential Housing Type:** Semi-Detached
**Employment Density Assumption:**
**Employment Yield:**
**Potential Employment Type:**
**Traveller Site:**
**Phase:**
**Comments:**

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2387
Source: Housing Monitor
HM Ref: 12801
UCS Character Area: WIDER CITY
Address: 761 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1489
Current Land Use: Site currently occupied. Was zoned for housing in BAMP but no current approvals. BMAP states that the development was already completed. Should not be in HM.

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: No
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Ongoing use not expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Ref: 2387

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Ref: 2387
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2391
Source: Housing Monitor
HM Ref: 11484
UCS Character Area: WIDER CITY
Address: LAND AT FLORAL PARK
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2849
Current Land Use: Vacant site
Description: LA04/2017/0175/F - Erection of 9 dwellings (8 no. semi-detached and 1 detached) and associated car parking, site access and landscaping works (amendments to approved application Z/2013/0658/F)
Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2013/0658/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: No
Area of Townscape Character: 
Lagan Valley Regional Park: No
LLPA: No
Site of Local Nature Conservation Importance: 
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: 
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes
Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:50:51 AM
Ref: 2391
549
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2393
Source: Housing Monitor
HM Ref: 19736
UCS Character Area: WIDER CITY
Address: 22-30 HOPEFIELD AVENUE
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1208
Current Land Use: 

Site Capacity: 24

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:41:51 AM  Ref: 2393
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: MINOR
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 24
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>2394</th>
</tr>
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<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>18155</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>42-46 GREAT GEORGES ST &amp; 22-46 NELSON ST</td>
</tr>
<tr>
<td>Postcode:</td>
<td>CC 030</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.4241</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
</tr>
</tbody>
</table>

**Description:**
LA04/2016/1252/F - Purpose built managed student accommodation (774 beds). Maximum height of 12 storeys - approved Jan 2017 - removed from capacity study as evidence suggests it will be developed for an alternative use - monitor site - construction non yet commenced therefore still considered to be available for housing.

**Site Capacity:** 238

### Planning History

**Planning granted for residential use:** Yes
**UCS Residential Planning Reference No.:** Z/2011/0737/O

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** Yes
**Other use Planning Reference No.:** LA04/2016/1252/F

**Other use Proposal Description:** Purpose built managed student accommodation (774 beds).

### Land Use Zoning

| Employment Zoning: | No |
| Mixed Zoning:      | No |
| Housing Zoning:    | Yes |

### Absolute Constraints

| Sites below 0.1ha or 5 residential units: | No |
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4241

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: No
AQMA: SERIOUS
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: SIGNIFICANT
Surface Water: MINOR
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: High density
Protected Route: VERY CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History: 4. Site has outline planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: Yes

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 238
Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:
Potential Employment Type:

Traveller Site:

Phase:

Comments:
## Site Information

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<th>Attribute</th>
<th>Value</th>
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<tr>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19731</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>3 ALEXANDRA PARK AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 110</td>
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<tr>
<td>District Electoral Area</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0447</td>
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<tr>
<td>Current Land Use</td>
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<tr>
<td>Description</td>
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<tr>
<td>Site Capacity</td>
<td>11</td>
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## Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:  

Planning granted for employment use:  

Employment Planning Reference No.:  

Employment Planning Proposal Description:  

Planning granted for other land use:  

Other use Planning Reference No.:  

Other use Proposal Description:  

## Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Type</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
<td>NONE</td>
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<td>Mixed Zoning</td>
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<tr>
<td>Housing Zoning</td>
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## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Type</th>
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<tbody>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment</td>
<td>Yes</td>
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Size of Site Retained:  

4/19/2018 9:43:02 AM Ref: 2395
## Site Suitability Assessment

| District Centre: | No |
| Shopping / Commerical Area: | NONE |
| Area of Townscape Character: | NONE |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | NONE |
| Neighbourhood Renewal Area: | NONE |
| Listed Building: | NONE |
| Tidal Flood Plain: | NONE |
| Surface Water: | MINOR |

| Utilities on Site: | Known Contamination and Ground Stability Issues: |
| Neighbouring Area Characteristics: |

| Residential Area Characteristics: |

### Topography:

### Availability

#### Planning History:

#### Site for Sale:

#### Ownership: Private

#### Willing Owner:

#### Current Availability:

| Multiple Ownerships: |
| Potential for Ransom Strips: |

### Achievability

#### Market Attractiveness:

#### Infrastructure Constraints - Waste Water Treatment System:

#### Infrastructure Constraints - Transport Network:

### Conclusions

#### Is the Site Suitable?

#### Is the Site Available?

#### Is the Site Achievable?

### Yield, Phasing & Type

#### Housing Density Assumption (Dwellings per hectare):

#### Refined Density Assumption:

<table>
<thead>
<tr>
<th>Approved planning density</th>
</tr>
</thead>
</table>

| Housing Yield: |

| Potential Housing Type: |

| Employment Density Assumption: |

| Employment Yield: |

| Potential Employment Type: |

| Traveller Site: |

| Phase: |

| Comments: |

---

4/19/2018 9:43:02 AM

Ref: 2395
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2397
Source: Housing Monitor
HM Ref: 11485
UCS Character Area: WIDER CITY
Address: LAND BETWEEN PINEVIEW ROAD & ANTRIM ROAD
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 1.0274
Current Land Use: Vacant site
Description: Site of Local Nature Conservation Importance
Site Capacity: 20

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Z/2014/0286/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
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</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>No</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>Yes</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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</tr>
<tr>
<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
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<td>Surface Water</td>
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<td>Topography</td>
<td>Steeply sloping</td>
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<td>Utilities on Site</td>
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<td>Known Contamination and Ground Stability Issues</td>
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<td>Neighbouring Area Characteristics</td>
<td>Residential</td>
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<td>Residential Area Characteristics</td>
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<td>Protected Route</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Arterial Route</td>
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<tr>
<td>Highway Access to Site</td>
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<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>10Mins + CYCLE</td>
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<td>Walking Distance to City Centre</td>
<td>10Mins + WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Planning History</td>
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<tr>
<td>Site for Sale</td>
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<td>Willing Owner</td>
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<td>Multiple Ownerships</td>
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<tr>
<td>Potential for Ransom Strips</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
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<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
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<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>No</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption</td>
<td></td>
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<tr>
<td>Housing Yield</td>
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</tr>
<tr>
<td>Potential Housing Type</td>
<td>20 DETACHED AND SEMI DETACHED DWELLINGS</td>
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<td>Employment Density Assumption</td>
<td></td>
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<tr>
<td>Employment Yield</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type</td>
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<tr>
<td>Traveller Site</td>
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<tr>
<td>Phase</td>
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</tr>
<tr>
<td>Comments</td>
<td>Part of site refused planning permission for 9 dwellings Sep 2017</td>
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</table>
## Belfast Urban Capacity Study

### Site Information

<table>
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<th>Field</th>
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<tr>
<td>UCS Unique Ref</td>
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<td>Source</td>
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<td>HM Ref</td>
<td>13068</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
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<tr>
<td>Address</td>
<td>LANDS AT THORNBURN ROAD, PORTMORE HILL</td>
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<td>Postcode</td>
<td>BT 010/2</td>
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<td>District Electoral Area</td>
<td>CASTLE</td>
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<tr>
<td>Area Working Group</td>
<td>NORTH</td>
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<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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<td>Description</td>
<td>Site part developed for residential. Two separate planning approvals: Z/2014/0610/F and LA04/2015/1345/F</td>
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<tr>
<td>Site Capacity</td>
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### Planning History

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<tr>
<th>Planning granted for residential use</th>
<th>Part</th>
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<tbody>
<tr>
<td>UCS Residential Planning Reference No.</td>
<td>LA04/2015/1345/F and Z/2014/0610/F</td>
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<tr>
<td>Planning granted for employment use</td>
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<td>Employment Planning Reference No.</td>
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<tr>
<td>Employment Planning Proposal Description</td>
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<td>Planning granted for other land use</td>
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<tr>
<td>Other use Planning Reference No.</td>
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<td>Other use Proposal Description</td>
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### Land Use Zoning

<table>
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<tbody>
<tr>
<td>Employment Zoning</td>
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</tr>
<tr>
<td>Mixed Zoning</td>
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<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

<table>
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<tr>
<td>Sites below 0.1ha or 5 residential units</td>
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<tr>
<td>Evidence that the site is being developed for alternative use</td>
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<tr>
<td>Historic Park, Garden and Demesne</td>
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<tr>
<td>Urban Landscape Wedge</td>
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<td>Area of Existing Open Space</td>
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<tr>
<td>Potential Open Space</td>
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</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
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<td>RAMSAR</td>
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<tr>
<td>Size of Site Retained</td>
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## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
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<td>Shopping / Commercial Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
<td>NONE</td>
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<td>Tidal Flood Plain:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
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<td>Medium density</td>
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<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
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<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
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## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
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<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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## Conclusions

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<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tr>
<td>Is the Site Available?</td>
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</tr>
<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>67</td>
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<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<td>Comments:</td>
<td></td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2399
Source: Housing Monitor
HM Ref: 18994
UCS Character Area: ARTERIAL ROUTE
Address: 377 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0284
Current Land Use:

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2400
Source: Housing Monitor
HM Ref: 19291
UCS Character Area: WIDER CITY
Address: 20 GLENBURN ROAD
Postcode: BT14
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1861
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
<td>NONE</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
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<tr>
<td>Listed Building:</td>
<td>NONE</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

Residential Area Characteristics:
- Protected Route: CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History: Current Availability:
- Site for Sale: Multiple Ownerships:
- Ownership: Private        Potential for Ransom Strips: NONE
- Willing Owner:             

Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
- Housing Yield: 7
- Potential Housing Type: Apartment/Flat

Employment Density Assumption:
- Employment Yield: 
- Potential Employment Type: 
- Traveller Site: 
- Phase: 
- Comments: 

4/19/2018 9:41:23 AM
### Site Information

**UCS Unique Ref:** 2403  
**Source:** Housing Monitor  
**HM Ref:** 18199  
**UCS Character Area:** WIDER CITY  
**Address:** 54-60 Whitewell Road  
**Postcode:** BHA 10  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1726  
**Current Land Use:** Underutilised site  
**Description:** Church Hall, some retail and planning secured for 10 social housing apartments Ref. LA04/2016/1491/F  
**Site Capacity:** 36

### Planning History

- **Planning granted for residential use:** Yes  
  **UCS Residential Planning Reference No.:** LA04/2015/0267/F  
- **Planning granted for employment use:** No  
  **Employment Planning Reference No.:**  
  **Employment Planning Proposal Description:**  
- **Planning granted for other land use:** No  
  **Other use Planning Reference No.:**  
  **Other use Proposal Description:**

### Land Use Zoning

- **Employment Zoning:** No  
- **Mixed Zoning:** No  
- **Housing Zoning:** No

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** No  
- **Evidence that the site is being developed for alternative use:** No  
- **Historic Park, Garden and Demesne:** NONE  
- **Urban Landscape Wedge:** NONE  
- **Area of Existing Open Space:** NONE  
- **Potential Open Space:** NONE  
- **Land identified for Health Use:** NONE  
- **River (Fluvial) Floodplain:** MINOR  
- **Special Protection Area:** NONE  
- **RAMSAR:** NONE  
- **Site Retained for further assessment:** Yes  
- **Size of Site Retained:** 0.0458
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: No
Area of Townscape Character: No
Lagan Valley Regional Park: No
LLPA: No
Site of Local Nature Conservation Importance: No
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat

Utilities on Site: Minor constraint
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership:
Willing Owner:

Current Availability: Expected to cease
Multiple Ownerships: Unknown
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 36
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments: Majority of site developed with planning permission for 2 apartments Ref. LA04/2015/0267/F

4/19/2018 9:48:21 AM  Ref: 2403
## Site Information

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<th>Property</th>
<th>Details</th>
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<td>21280</td>
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<td>WIDER CITY</td>
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<tr>
<td>Address</td>
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<td>Site Area (ha)</td>
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## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: |
- Planning granted for employment use: |
- Employment Planning Reference No.: |
- Employment Planning Proposal Description: |
- Planning granted for other land use: |
- Other use Planning Reference No.: |
- Other use Proposal Description: |

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

- Sites below 0.1ha or 5 residential units: |
- Evidence that the site is being developed for alternative use: |
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: MINOR
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes

- Size of Site Retained: |
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 23
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

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### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use:
- Employment Planning Reference No.:
- Employment Planning Proposal Description:
- Planning granted for other land use:
- Other use Planning Reference No.:
- Other use Proposal Description:

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: SERIOUS
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes
  - Size of Site Retained:

---

4/19/2018 9:40:09 AM

Ref: 2411
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 65
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
# Belfast Urban Capacity Study

## Site Information

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</tr>
<tr>
<td>HM Ref</td>
<td>19738</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<td>Address</td>
<td>328 ANTRIM ROAD</td>
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<td>Postcode</td>
<td>BT15</td>
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<td>Area Working Group</td>
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<tr>
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## Planning History

<table>
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<tr>
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UCS Residential Planning Reference No.: 

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

## Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Description</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<td>Mixed Zoning</td>
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<td>Housing Zoning</td>
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## Absolute Constraints

<table>
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<tr>
<th>Absolute Constraints</th>
<th>Description</th>
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<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units</td>
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<tr>
<td>Evidence that the site is being developed for alternative use:</td>
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<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
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<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained</td>
<td></td>
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4/19/2018 9:43:33 AM Ref: 2413
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route: NONE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History:
Current Availability:
Site for Sale:
Multiple Ownerships:
Ownership: Private
Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 35
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2417
Source: Housing Monitor
HM Ref: 19581
UCS Character Area: CITY CENTRE
Address: 28-30 GREAT PATRICK STREET
Postcode: BT1 / BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2342
Current Land Use: Surface level car park
Description: Site identified in the housing monitor however evidence that it is currently being developed for student accommodation. Yield has been removed from Capacity Study.
Site Capacity: 180

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2014/1657/F
Other use Proposal Description: 475 managed student accommodation

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:
# Site Suitability Assessment

| District Centre: | No |
| Shopping / Commerical Area: | NONE |
| Area of Townscape Character: | NONE |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA: | MINOR |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | NONE |
| Neighbourhood Renewal Area: | MINOR |
| Tidal Flood Plain: | SERIOUS |
| Surface Water: | NONE |
| Topography: | |

## Availability

| Planning History: | Current Availability: |
| Site for Sale: | Multiple Ownerships: |
| Ownership: Private | Potential for Ransom Strips: |

## Achievability

| Market Attractiveness: |
| Infrastructure Constraints - Waste Water Treatment System: |
| Infrastructure Constraints - Transport Network: |

## Conclusions

| Is the Site Suitable? Housing |
| Is the Site Available? No |
| Is the Site Achievable? Yes |

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
| Refined Density Assumption: |
| Housing Yield: 180 |
| Potential Housing Type: Apartment/Flat |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: No |
| Phase: |
| Comments: |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2418
Source: Housing Monitor
HM Ref: 12512
UCS Character Area: WIDER CITY
Address: 68 FORTWILLIAM PARK
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2122
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:46:40 AM Ref: 2418
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 21
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2420
Source: Housing Monitor
HM Ref: 20923
UCS Character Area: CITY CENTRE
Address: 27 - 29 GORDON STREET

Postcode: BT1
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1033
Current Land Use: Underutilised site
Description: Historical HM ref. Site was recently for sale as redevelopment opportunity.

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1033
## Site Suitability Assessment

### District Centre:
No

### Shopping / Commercial Area:
NONE

### Area of Townscape Character:

### Lagan Valley Regional Park:
NONE

### LLPA:
NONE

### Site of Local Nature Conservation Importance:
No

### AQMA:
NONE

### Conservation Area:
SIGNIFICANT

### ASSSI:
NONE

### Monument Record:
SERIOUS

### Neighbourhood Renewal Area:

### Listed Building:
SERIOUS

### Tidal Flood Plain:
SIGNIFICANT

### Surface Water:
MINOR

### Topography:
Flat

### Utilities on Site:
None

### Known Contamination and Ground Stability Issues:
No

### Neighbouring Area Characteristics:
Commercial

### Residential Area Characteristics:
High density

### Protected Route:
CLOSE

### Distance from Arterial Route:
400m+

### Highway Access to Site:
VERY CLOSE

### Distance from Bus Stop:
WITHIN 100m

### Distance from Train Halt:
400m+

### Cycling Distance to City Centre:
CITY CENTRE

### Walking Distance to City Centre:
CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

### Site for Sale:
No

### Ownership:
Private

### Willing Owner:
Yes

### Current Availability:
Expected to cease

### Multiple Ownerships:
No

### Potential for Ransom Strips:
No

---

## Achievability

### Market Attractiveness:
Market likely to deliver

### Infrastructure Constraints - Waste Water Treatment System:
Current Capacity within system

### Infrastructure Constraints - Transport Network:
Network can accommodate new development

---

## Conclusions

### Is the Site Suitable?
Housing

### Is the Site Available?
Yes

### Is the Site Achievable?
Yes

---

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
Approved planning density

### Refined Density Assumption:

### Housing Yield:
6

### Potential Housing Type:
Apartment/Flat

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:
No

### Phase:

### Comments:
Site Information

UCS Unique Ref: 2421
Source: Housing Monitor
HM Ref: 19353
UCS Character Area: ARTERIAL ROUTE
Address: 249-251 DUNCANN GARDENS

Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0105
Current Land Use: Belfast Urban Capacity Study

Description:
Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:18 AM Ref: 2421
Site Suitability Assessment

District Centre: No
Shopper / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Site Information

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<td>Source</td>
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<td>HM Ref</td>
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<tr>
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<td>Site Capacity</td>
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</tbody>
</table>

## Planning History

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

## Absolute Constraints

- Sites below 0.1ha or 5 residential units: NONE
- Evidence that the site is being developed for alternative use: NONE
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes

4/19/2018 9:51:43 AM

Ref: 2423
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner: None

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 20
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2426
Source: Housing Monitor
HM Ref: 21056
UCS Character Area: WIDER CITY
Address: 452 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2055
Current Land Use:

Description: 

Site Capacity: 11

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

Belfast Urban Capacity Study

4/19/2018 9:45:12 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNFICIANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: MINOR
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Available Route:
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:45:12 AM Ref: 2426
Site Information

UCS Unique Ref: 2427
Source: Housing Monitor
HM Ref: 19875
UCS Character Area: WIDER CITY
Address: 54 PILOT STREET & 19-22 PRINCE'S DOCK STREET
Postcode: BT1
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0496
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: SIGNIFICANT
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:45:46 AM Ref: 2427
Site Suitability Assessment

District Centre: No

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: CLOSE

Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:

Site for Sale: 

Multiple Ownerships:

Ownership: Private

Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 58

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 2432
Source: Housing Monitor
HM Ref: 19743
UCS Character Area: WIDER CITY
Address: 615 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1209

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Highway Access to Site:</td>
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<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<td>Distance from Train Halt:</td>
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<td>Cycling Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tbody>
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## Availability

### Planning History:
- Site for Sale:  
- Ownership: Private
- Willing Owner: |

### Current Availability:
- Multiple Ownerships: |
- Potential for Ransom Strips: |

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: |
- Infrastructure Constraints - Transport Network: |

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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</tr>
<tr>
<td>Housing Yield:</td>
<td>8</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
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<td>Comments:</td>
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4/19/2018 9:46:21 AM  
Ref: 2432
### Site Information

<table>
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<th>Parameter</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2433</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20683</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>CASTLETON CENTRE REAR YARD 30-48 YORK ROAD &amp; 2 PAR</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT15</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.2738</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Belfast Urban Capacity Study</td>
</tr>
</tbody>
</table>

### Planning History

- Planning granted for residential use: **Yes**
- UCS Residential Planning Reference No.: 
- Planning granted for employment use:
- Employment Planning Reference No.:
- Employment Planning Proposal Description:
- Planning granted for other land use:
- Other use Planning Reference No.:
- Other use Proposal Description:

### Land Use Zoning

- Employment Zoning: **NONE**
- Mixed Zoning: **NONE**
- Housing Zoning: **NONE**

### Absolute Constraints

Sites below 0.1ha or 5 residential units:

- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: **NONE**
  - Urban Landscape Wedge: **NONE**
  - Area of Existing Open Space: **NONE**
  - Potential Open Space: **NONE**
  - Land identified for Health Use: **NONE**
  - River (Fluvial) Floodplain: **NONE**
  - Special Protection Area: **NONE**
  - RAMSAR: **NONE**

- Site Retained for further assessment: **Yes**

Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 21
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:49:04 AM Ref: 2433
## Belfast Urban Capacity Study

### Site Information

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</tr>
<tr>
<td>Source</td>
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<td>HM Ref</td>
<td>21055</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>SOUTH EAST OF 199 WHITEWELL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 090</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
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</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>7</td>
</tr>
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</table>

### Planning History

- Planning granted for residential use: **No**
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: **No**
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: **No**
- Other use Planning Reference No.: 
- Other use Proposal Description: 

### Land Use Zoning

- Employment Zoning: **No**
- Mixed Zoning: **No**
- Housing Zoning: **Yes**

### Absolute Constraints

- Sites below 0.1ha or 5 residential units: **No**
- Evidence that the site is being developed for alternative use: **No**
- Historic Park, Garden and Demesne: **NONE**
- Urban Landscape Wedge: **NONE**
- Area of Existing Open Space: **NONE**
- Potential Open Space: **NONE**
- Land identified for Health Use: **NONE**
- River (Fluvial) Floodplain: **NONE**
- Special Protection Area: **NONE**
- RAMSAR: **NONE**
- Site Retained for further assessment: **Yes**
- Size of Site Retained: **0.2897**
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Factor</th>
<th>Status</th>
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<tbody>
<tr>
<td>District Centre:</td>
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</tr>
<tr>
<td>Shopping / Commercial Area:</td>
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<td>Area of Townscape Character:</td>
<td>No</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>No</td>
</tr>
<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>No</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
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<td>Topography:</td>
<td>Slightly sloping</td>
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<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
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<td>Neighbouring Area Characteristics:</td>
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</tr>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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## Availability

<table>
<thead>
<tr>
<th>Factor</th>
<th>Status</th>
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<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
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<td>Ownership:</td>
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<td>Willing Owner:</td>
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<td>Current Availability:</td>
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<td>Multiple Ownerships:</td>
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<td>Potential for Ransom Strips:</td>
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## Achievability

<table>
<thead>
<tr>
<th>Factor</th>
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<tbody>
<tr>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Factor</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2437
Source: Housing Monitor
HM Ref: 20899
UCS Character Area: WIDER CITY
Address: LAND BETWEEN FORTWILLIAM PARADE AND SKEGONEILL AVE
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 1.9360

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:51:19 AM  Ref: 2437
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
<td>MINOR</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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</tr>
<tr>
<td>Topography:</td>
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<tr>
<td>Utilities on Site:</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<td>Highway Access to Site:</td>
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<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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## Availability

### Planning History:

<table>
<thead>
<tr>
<th>Site for Sale:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Multiple Ownerships:</td>
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<tr>
<td></td>
<td>Potential for Ransom Strips:</td>
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### Ownership:

<table>
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<tr>
<th>Private</th>
<th>Willing Owner:</th>
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## Achievability

### Market Attractiveness:

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

## Conclusions

### Is the Site Suitable?

<table>
<thead>
<tr>
<th>Housing</th>
</tr>
</thead>
</table>

### Is the Site Available?

| Yes |

### Is the Site Achievable?

| Yes |

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):

| Approved planning density |

### Refined Density Assumption:

| Housing Yield: | 26 |

### Potential Housing Type:

| Semi-Detached |

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:
Site Information

UCS Unique Ref: 2440
Source: Housing Monitor
HM Ref: 21197
UCS Character Area: WIDER CITY
Address: 530-532 SHORE ROAD
Postcode: BT 117
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.3704
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:45:41 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2441
Source: Housing Monitor
HM Ref: 21278
UCS Character Area: WIDER CITY
Address: 9 & 16 COLINTON GARDENS
Postcode: BT 010/6
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.3148
Current Land Use: Site Fully Developed

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: MINOR
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:47:46 AM
### Site Suitability Assessment

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<tr>
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<th>Status</th>
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<tbody>
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<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>MINOR</td>
</tr>
<tr>
<td>LLPA</td>
<td>MINOR</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
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<tr>
<td>AQMA</td>
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<tr>
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<td>NONE</td>
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<tr>
<td>Monument Record</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
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<tr>
<td>Listed Building</td>
<td>NONE</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

#### Utilities on Site
- Known Contamination and Ground Stability Issues: 
- Neighbouring Area Characteristics: 

#### Residential Area Characteristics
- Protected Route: FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
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</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
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<tr>
<td>Willing Owner</td>
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#### Current Availability
- Multiple Ownerships: 
- Potential for Ransom Strips: 

### Achievability

#### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: 
- Infrastructure Constraints - Transport Network: 

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>No</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>N/A</td>
</tr>
<tr>
<td>Refined Density Assumption</td>
<td></td>
</tr>
<tr>
<td>Housing Yield</td>
<td>8</td>
</tr>
<tr>
<td>Potential Housing Type</td>
<td>Demolition of 2 no. existing dwellings &amp; construction of proposed housing development comprising of</td>
</tr>
<tr>
<td>Employment Density Assumption</td>
<td></td>
</tr>
<tr>
<td>Employment Yield</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type</td>
<td></td>
</tr>
<tr>
<td>Traveller Site</td>
<td>No</td>
</tr>
<tr>
<td>Phase</td>
<td></td>
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<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>

4/19/2018 9:47:46 AM  Ref: 2441
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2442
Source: Housing Monitor
HM Ref: 20354
UCS Character Area: INNER CITY
Address: DUNMORE INDUSTRIAL ESTATE 261 ALEXANDRA PARK AVENU
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.6468

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:

Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:

Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE

Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 100m-200
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:
- Multiple Ownerships: Potential for Ransom Strips:

Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 38
Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2443
Source: Housing Monitor
HM Ref: 19727
UCS Character Area: WIDER CITY
Address: 20A & 22 OLD CAVEHILL ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2514
Current Land Use: Underutilised site
Description: Under construction - near complete.

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
### Evidence that the site is being developed for alternative use:

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>MINOR</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Site Retained for further assessment:
Yes

### Size of Site Retained:

#### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
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</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

#### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

#### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Current Availability: Vacant

#### Multiple Ownership: No

#### Potential for Ransom Strips: No

#### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

#### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 2444
Source: Housing Monitor
HM Ref: 20340
UCS Character Area: ARTERIAL ROUTE
Address: FORTWILLIAM GRANGE, FORTWILLIAM PARK
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 1.8180
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

Belfast Urban Capacity Study

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: CONSIDERABLE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 109
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2447
Source: Housing Monitor
HM Ref: 19773
UCS Character Area: ARTERIAL ROUTE
Address: ALEXANDRA PARK AVENUE / NORTH QUEEN STREET
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1604
Current Land Use:

Description:
Site Capacity: 35

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability:
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 35
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:48:33 AM Ref: 2447
Site Information

UCS Unique Ref: 2448
Source: Housing Monitor
HM Ref: 360
UCS Character Area: INNER CITY
Address: NORTH QUEEN STREET
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2455
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<td>ASSSI:</td>
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</tr>
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<td>Monument Record:</td>
<td>NONE</td>
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<td>NONE</td>
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<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE
- Protected Route: NONE
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: ADJACENT
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
- Site for Sale: Public Sector (DSD/BCC/NIHE)
- Ownership: Public Sector (DSD/BCC/NIHE)
- Willing Owner: Public Sector (DSD/BCC/NIHE)

Current Availability:
- Multiple Ownerships: Public Sector (DSD/BCC/NIHE)
- Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE)

Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield: 5</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Townhouse</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

4/19/2018 9:53:38 AM Ref: 2448
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2449
Source: Housing Monitor
HM Ref: 35
UCS Character Area: WIDER CITY
Address: FORTWILLIAM PARK / SOMERTON PARK
Postcode: BT 132
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1289
Current Land Use:
Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale: Private</td>
</tr>
<tr>
<td>Ownership: Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
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<td>Is the Site Achievable?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
</tr>
<tr>
<td>Housing Yield:</td>
</tr>
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<td>6</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Traveller Site:</td>
</tr>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
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</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2450
Source: Housing Monitor
HM Ref: 18978
UCS Character Area: STRATEGIC CENTRE
Address: MIDLAND BUILDINGS 6 WHITLA STREET
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1304
Current Land Use: Underutilised site
Description: Building remains derelict. No current planning permission on portal.
Site Capacity: 88

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: Yes
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:53:35 AM Ref: 2450
Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
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<tr>
<td>ASSSI:</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<tr>
<td>Topography:</td>
<td>Flat</td>
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</table>

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th></th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
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</tbody>
</table>

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 88
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: No
Phase: 
Comments: 

4/19/2018 9:53:35 AM
Ref: 2450
Site Information

UCS Unique Ref: 2451
Source: Housing Monitor
HM Ref: 11487
UCS Character Area: INNER CITY
Address: 8 THE GLEN, LIMESTONE ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.4857
Current Land Use: 
Description: 

Site Capacity: 25

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: MINOR
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:47:36 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 7
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
# Belfast Urban Capacity Study

## Site Information

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<th>Value</th>
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<tbody>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref</td>
<td>19741</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>412-414 ANTRIM ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT15</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>CASTLE</td>
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<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0943</td>
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<tr>
<td>Current Land Use</td>
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<td>Description</td>
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<tr>
<td>Site Capacity</td>
<td>9</td>
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</table>

## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: MINOR
  - Special Protection Area: NONE
  - RAMSAR: NONE

- Site Retained for further assessment: Yes

- Size of Site Retained: 

---

4/19/2018 9:44:38 AM  Ref: 2453
### Site Suitability Assessment

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<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<tr>
<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

| Utilities on Site:                           |               |
| Known Contamination and Ground Stability Issues: |           |
| Neighbouring Area Characteristics:          |               |
| Residential Area Characteristics:           |               |
| Protected Route:                            | VERY CLOSE    |
| Distance from Arterial Route:               | WITHIN 100m   |
| Highways Access to Site:                   | VERY CLOSE    |
| Distance from Bus Stop:                    | WITHIN 100m   |
| Distance from Train Halt:                  | 400m+         |
| Cycling Distance to City Centre:           | 10Min CYCLE   |
| Walking Distance to City Centre:           | 10Mins+ WALK  |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): |            |

### Availability

| Planning History:                           |               |
| Site for Sale:                              |               |
| Ownership:                                  | Private       |
| Willing Owner:                              |               |

| Current Availability:                       |               |
| Multiple Ownerships:                        |               |
| Potential for Ransom Strips:                |               |

### Achievability

| Market Attractiveness:                      |               |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: |            |

### Conclusions

| Is the Site Suitable?                       | Housing       |
| Is the Site Available?                     | Yes           |
| Is the Site Achievable?                    | Yes           |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                        |                           |
| Housing Yield:                                     | 9                          |
| Potential Housing Type:                            | Apartment/Flat            |

| Employment Density Assumption:                   |                           |
| Employment Yield:                                |                           |
| Potential Employment Type:                       |                           |
| Traveller Site:                                  |                           |
| Phase:                                          |                           |
| Comments:                                       |                           |
Site Information

UCS Unique Ref: 2455
Source: Housing Monitor
HM Ref: 19294
UCS Character Area: WIDER CITY
Address: 8 CASTLE PARK
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1065
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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### Site Suitability Assessment

<table>
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<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>District Centre</td>
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</tr>
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<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
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<tr>
<td>AQMA</td>
<td>NONE</td>
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<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
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<td>Monument Record</td>
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<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
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<tr>
<td>Tidal Flood Plain</td>
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<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Utilities on Site

- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

### Residential Area Characteristics

- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Achievability

- Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: 8
- Potential Housing Type: Apartment/Flat
- Employment Density Assumption: NONE
- Employment Yield: NONE
- Potential Employment Type: NONE
- Traveller Site: NONE
- Phase: NONE
- Comments: NONE
Site Information

UCS Unique Ref: 2457
Source: Housing Monitor
HM Ref: 18044
UCS Character Area: WIDER CITY
Address: SITE ADJACENT TO STAR OF THE SEA YOUTH CLUB SHORE
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2506
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:54:13 AM
Ref: 2457
### Site Suitability Assessment

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<td>Area of Townscape Character</td>
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<td>Lagan Valley Regional Park</td>
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<td>LLPA</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: CLOSE
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
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</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
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</tr>
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<td>Ownership:</td>
<td>Willing Owner: Private</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption:
  - Housing Yield: 17
  - Potential Housing Type: Detached
- Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:
- Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2459
Source: Housing Monitor
HM Ref: 364
UCS Character Area: WIDER CITY
Address: 112 SERPENTINE ROAD
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.4275
Current Land Use: Vacant site
Description: No planning approval for site found. Density assumption for wider Belfast applied
Site Capacity: 14

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM Site
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4275
### Site Suitability Assessment

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<td>Area of Townscape Character</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>Utilities on Site</td>
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<td>400m+</td>
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<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>200-400m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
<td>Vacant</td>
</tr>
<tr>
<td>Ownership</td>
<td>Unknown</td>
</tr>
<tr>
<td>Willing Owner</td>
<td></td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Character Area Density Applied</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>14</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Semi-Detached</td>
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<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td>No planning approval for site found. Density assumption for wider Belfast applied.</td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2461
Source: Housing Monitor
HM Ref: 19022
UCS Character Area: WIDER CITY
Address: ST CLEMENTS RETREAT 722 ANTRIM ROAD
Postcode: BT 010/2
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 6.2641
Current Land Use: Vacant site
Description: Steeply sloping site

Site Capacity: 64

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: MINOR
Urban Landscape Wedge: MINOR
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 3.13

4/19/2018 9:54:44 AM
Ref: 2461
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>Part</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>Part</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Steeply sloping</td>
</tr>
</tbody>
</table>

| Utilities on Site: | Minor constraint |
| Known Contamination and Ground Stability Issues: | No |
| Neighbouring Area Characteristics: | Residential |
| Residential Area Characteristics: | Low density |
| Protected Route: | FAR |
| Distance from Arterial Route: | 400m+ |
| Highway Access to Site: | ADJACENT |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 400m+ |
| Cycling Distance to City Centre: | 10Mins+ CYCLE |
| Walking Distance to City Centre: | 10Mins+ WALK |

| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

### Availability

**Planning History:**

| Current Availability: | Vacant |
| Multiple Ownerships: | Unknown |

**Site for Sale:** Yes

**Ownership:** Yes

**Willing Owner:**

### Achievability

**Market Attractiveness:** Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system

**Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Outer Belfast City

**Refined Density Assumption:**

| Housing Yield: | 64 |
| Potential Housing Type: | Detached |

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

| Traveller Site: | No |
| Phase: | |
| Comments: | Part of site within LLPA and SLNCI. Density assumption reduced to 50% |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2462
Source: Housing Monitor
HM Ref: 307
UCS Character Area: ARTERIAL ROUTE
Address: 351-353 ANTRIM ROAD / 1-1A CAMBERWELL TERRACE
Postcode: BT 142
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0559
Current Land Use:

Description:

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:43:55 AM
Ref: 2462
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities on Site:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential Area Characteristics:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Route:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
</tbody>
</table>

| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

## Availability

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

## Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

## Conclusions

**Is the Site Suitable?** Housing

**Is the Site Available?** Yes

**Is the Site Achievable?** Yes

## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

**Housing Yield:** 7

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**

---

4/19/2018 9:43:55 AM Ref: 2462
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2468
Source: Housing Monitor
HM Ref: 20342
UCS Character Area: INNER CITY
Address: FORMER BUILDER'S YARD 29 PARKSIDE GARDENS
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1215
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: SIGNIFICANT
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: 
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance: 
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 
Utilities on Site: 
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability

Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:49:33 AM Ref: 2468
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2479
Source: Housing Monitor
HM Ref: 18997
UCS Character Area: WIDER CITY
Address: LAND ACCESSED AT 578 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 1.3083
Current Land Use: Underutilised site
Description: Site remains underutilised. Zoned for housing. LA04/2017/0465/F - Residential development-25 units comprising 3 townhouses, 8 No. detached. 16 No. semi detached dwellings. As well as the completion of restoration works to the external fabric of the Chapel of the Resurrection (amended plans and description) HM updated with app figures.
Site Capacity: 33

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Pending
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:

Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>CONSIDERABLE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Slightly sloping</td>
</tr>
</tbody>
</table>

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

4/19/2018 9:50:19 AM Ref: 2479
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 33

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2480
Source: Housing Monitor
HM Ref: 20568
UCS Character Area: CITY CENTRE
Address: 37-41 LITTLE PATRICK STREET
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0767
Current Land Use: Underutilised site
Description: Z/2015/0118/F

Site Capacity: 50

Planning History
Planning granted for residential use: No
UCS Residential Planning Reference No.: Z/2015/0118/F - Pending (05.09.2017)
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR:
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:44:09 AM Ref: 2480 Page 1 of 2
### Site Suitability Assessment

<table>
<thead>
<tr>
<th><strong>District Centre:</strong></th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shopping / Commerical Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Area of Townscape Character:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lagan Valley Regional Park:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>LLPA:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Site of Local Nature Conservation Importance:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>AQMA:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Conservation Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>ASSSI:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Monument Record:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Neighbourhood Renewal Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Listed Building:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Tidal Flood Plain:</strong></td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td><strong>Surface Water:</strong></td>
<td>MINOR</td>
</tr>
<tr>
<td><strong>Topography:</strong></td>
<td>Flat</td>
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<td><strong>Utilities on Site:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Known Contamination and Ground Stability Issues:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Neighbouring Area Characteristics:</strong></td>
<td>Commercial</td>
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<td><strong>Residential Area Characteristics:</strong></td>
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<td><strong>Protected Route:</strong></td>
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<tr>
<td><strong>Distance from Arterial Route:</strong></td>
<td>200-400m</td>
</tr>
<tr>
<td><strong>Highway Access to Site:</strong></td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td><strong>Distance from Bus Stop:</strong></td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td><strong>Distance from Train Halt:</strong></td>
<td>400m+</td>
</tr>
<tr>
<td><strong>Cycling Distance to City Centre:</strong></td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td><strong>Walking Distance to City Centre:</strong></td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td><strong>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th><strong>Planning History:</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site for Sale:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Ownership:</strong></td>
<td>Private</td>
</tr>
<tr>
<td><strong>Willing Owner:</strong></td>
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</tr>
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<td><strong>Current Availability:</strong></td>
<td>Expected to cease</td>
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<tr>
<td><strong>Multiple Ownerships:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Potential for Ransom Strips:</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th><strong>Market Attractiveness:</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Infrastructure Constraints - Waste Water Treatment System:</strong></td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td><strong>Infrastructure Constraints - Transport Network:</strong></td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th><strong>Is the Site Suitable?</strong></th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is the Site Available?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Is the Site Achievable?</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 50
  - **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
  - **Employment Yield:**
  - **Potential Employment Type:**
- **Traveller Site:** No
- **Phase:**
- **Comments:**
Site Information

UCS Unique Ref: 2481
Source: Housing Monitor
HM Ref: 19409
UCS Character Area: WIDER CITY
Address: 739-745 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.4493
Current Land Use: Vacant site
Description: No recent residential approvals. Maybe an historical HM ref. Recent approvals suggest alternative use being proposed.

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: MINOR

Area of Existing Open Space: MINOR

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: No

Size of Site Retained:

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
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<tr>
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<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
<td>MINOR</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
<td>NONE</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
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</tbody>
</table>

Utilities on Site:

| Known Contamination and Ground Stability Issues: |
| Neighbouring Area Characteristics: |
| Residential Area Characteristics: |
| Protected Route: VERY FAR |
| Distance from Arterial Route: 400m+ |
| Highway Access to Site: VERY CLOSE |
| Distance from Bus Stop: WITHIN 100m |
| Distance from Train Halt: 400m+ |
| Cycling Distance to City Centre: 10Mins+ CYCLE |
| Walking Distance to City Centre: 10Mins+ WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

**Availability**

Planning History:

| Site for Sale: |
| Ownership: Private |

Current Availability:

| Multiple Ownerships: |
| Potential for Ransom Strips: |

Willing Owner:

**Achievability**

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

**Conclusions**

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 57
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2482
Source: Housing Monitor
HM Ref: 18808
UCS Character Area: WIDER CITY
Address: 10 CARNCOOLE PARK
Postcode: BT14
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.2631
Current Land Use: Underutilised site
Description: LA04/2016/0609/O - Residential development comprising 9No. dwellings with associated site works - REFUSED - CURRENT APPEAL.
Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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Site Suitability Assessment

District Centre: No
Shopping / Commencial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: NO
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes
Current Availability: Expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 15
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2484
Source: Housing Monitor
HM Ref: 18042
UCS Character Area: WIDER CITY
Address: 61 DOCK STREET
Postcode: CC 030
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1547

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: MINOR
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: SIGNIFICANT
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:46:16 AM
Ref: 2484
## Belfast Urban Capacity Study

### Site Information

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<td>Source</td>
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</tr>
<tr>
<td>HM Ref</td>
<td>19310</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>158 CAVEHILL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT15</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>CASTLE</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0648</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Belfast Urban Capacity Study</td>
</tr>
</tbody>
</table>

### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE

- Site Retained for further assessment: Yes

Site Retained for further assessment: Yes
Site Suitability Assessment

| District Centre: | No |
| Shopping / Commercial Area: | NONE |
| Area of Townscape Character: | NONE |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | NONE |
| Neighbourhood Renewal Area: | none |
| Listed Building: | NONE |
| Tidal Flood Plain: | NONE |
| Surface Water: | NONE |
| Topography: | none |

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

| Planning History: |
| Site for Sale: |
| Ownership: Private |
| Willing Owner: |

Current Availability: Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
| Refined Density Assumption: |
| Housing Yield: 6 |
| Potential Housing Type: Apartment/Flat |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2487
Source: Housing Monitor
HM Ref: 19287
UCS Character Area: WIDER CITY
Address: 508-510 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1262
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

**Utilities on Site:**

- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: VERY CLOSE

**Availability**

- Planning History:
  - Site for Sale: Private
  - Ownership: Private
  - Willing Owner: YES

**Achievability**

- Market Attractiveness:
  - Infrastructure Constraints - Waste Water Treatment System: NONE
  - Infrastructure Constraints - Transport Network: NONE

**Conclusions**

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

**Yield, Phasing & Type**

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: 9
- Potential Housing Type: Detached
- Employment Density Assumption: Detached
- Employment Yield: Detached
- Potential Employment Type: Detached
- Traveller Site: Detached
- Phase: Detached
- Comments: Detached
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2488
Source: Housing Monitor
HM Ref: 12844
UCS Character Area: WIDER CITY
Address: SITE TO REAR OF 414A WHITEWELL ROAD
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0434
Current Land Use: Green space

Site Capacity: 9

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Ref: 2488
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# Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
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<tbody>
<tr>
<td>District Centre</td>
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<td>LLPA</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>Surface Water</td>
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<td>Topography</td>
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</table>

## Utilities on Site
- None

## Known Contamination and Ground Stability Issues
- No

## Neighbouring Area Characteristics
- Residential

## Residential Area Characteristics
- Low density

## Protected Route
- VERY CLOSE

## Distance from Arterial Route
- 400m+

## Highway Access to Site
- VERY CLOSE

## Distance from Bus Stop
- WITHIN 100m

## Distance from Train Halt
- 400m+

## Cycling Distance to City Centre
- 10Mins+ CYCLE

## Walking Distance to City Centre
- 10Mins+ WALK

## Enhancements to the Proposed Transport Network (BRT, Road Improvements)
- None

## Availability

<table>
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<tr>
<th>Description</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
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</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner</td>
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</tbody>
</table>

## Current Availability
- Vacant

## Multiple Ownerships
- No

## Potential for Ransom Strips
- No

## Achievability

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
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<tbody>
<tr>
<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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</table>

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
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<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
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<tr>
<td>Housing Density Assumption (Dwellings per hectare)</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption</td>
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<td>Housing Yield</td>
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<td>Traveller Site</td>
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<tr>
<td>Comments</td>
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Ref: 2488
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2490
Source: Housing Monitor
HM Ref: 18200
UCS Character Area: ARTERIAL ROUTE
Address: 233-263 SHORE ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 1.3715
Current Land Use:

Site Capacity: 53

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: 
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: MINOR
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site: 
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 

Protection Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 53
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2492
Source: Housing Monitor
HM Ref: 20681
UCS Character Area: WIDER CITY
Address: 430 ANTRIM ROAD, SKEGONEILL
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0756
Current Land Use:

Description:

Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** SERIOUS  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:**

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

### Residential Area Characteristics:
- Protected Route: VERY CLOSE  
- Distance from Arterial Route: WITHIN 100m  
- Highway Access to Site: VERY CLOSE  
- Distance from Bus Stop: WITHIN 100m  
- Distance from Train Halt: 400m+  
- Cycling Distance to City Centre: 10Min CYCLE  
- Walking Distance to City Centre: 10Mins+ WALK  
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

**Planning History:**
- **Site for Sale:**
- **Ownership:** Private  
- Willing Owner:

### Achievability

**Market Attractiveness:**
- **Infrastructure Constraints - Waste Water Treatment System:**
- **Infrastructure Constraints - Transport Network:**

### Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes  

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**

**Housing Yield:** 9  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**

---

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Site Information

UCS Unique Ref: 2493
Source: Housing Monitor
HM Ref: 19568
UCS Character Area: CITY CENTRE
Address: 11 MARLBOROUGH STREET / PRINCE'S STREET
Postcode: BT1
District Electoral Area: CASTLE
Site Area (ha): 0.0805
Current Land Use: Underutilised site
Description: Currently government building. Not clear if still in use. Historical HM ref (before 2010)
Site Capacity: 67

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0805
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>ASSSI:</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
<td>SIGNIFICANT</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
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<td>Topography:</td>
<td>Flat</td>
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<tr>
<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highways Access to Site:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

**Planning History:**
- Site for Sale: No
- Ownership: Public Sector (DSD/BCC/NIHE)
- Willing Owner: Unknown

**Current Availability:** Expected to cease

**Multiple Ownerships:** Yes

**Potential for Ransom Strips:** No

### Achievability

**Market Attractiveness:** Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system

**Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>67</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2495
Source: Housing Monitor
HM Ref: 19742
UCS Character Area: WIDER CITY
Address: 1 HOPEFIELD AVENUE

Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0498
Current Land Use: 

Description:

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10 Min CYCLE
Walking Distance to City Centre: 10 Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2496
Source: Housing Monitor
HM Ref: 19329
UCS Character Area: INNER CITY
Address: 184 - 186 NORTH QUEEN STREET
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0305
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:

- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: CLOSE
- Distance from Arterial Route: 100m-200
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 10Min WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

**Planning History:**

- Site for Sale: 
- Ownership: Private
- Willing Owner:

**Current Availability:**

- Multiple Ownerships: 
- Potential for Ransom Strips:

### Achievability

**Market Attractiveness:**

- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

- Refined Density Assumption: 
- Housing Yield: 6
- Potential Housing Type: Apartment/Flat

**Employment Density Assumption:**

- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:

**Comments:**
Site Information

UCS Unique Ref: 2497
Source: Housing Monitor
HM Ref: 18037
UCS Character Area: WIDER CITY
Address: ADJACENT 16 BRISTOL AVENUE
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1053
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.
Planning granted for employment use:
Employment Planning Reference No.
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: Private

Current Availability:
Multiple Ownerships: Private
Potential for Ransom Strips: Private

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2504
Source: Housing Monitor
HM Ref: 19745
UCS Character Area: WIDER CITY
Address: 809-811 SHORE ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1719

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</tr>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Monument Record:</td>
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<td>Tidal Flood Plain:</td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>SIGNIFICANT</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: CLOSET

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Protected Route:</th>
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</thead>
<tbody>
<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10MINS+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10MINS+ WALK</td>
</tr>
</tbody>
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### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
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<table>
<thead>
<tr>
<th>Current Availability:</th>
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</thead>
<tbody>
<tr>
<td>Multiple Ownerships:</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
| Refined Density Assumption: |
| Housing Yield: | 43 |
| Potential Housing Type: Semi-Detached |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2505
Source: Housing Monitor
HM Ref: 19757
UCS Character Area: STRATEGIC CENTRE
Address: ICELAND STORE, YORK STREET

Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.3648
Current Land Use: 

Description:

Site Capacity: 46

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: SIGNIFICANT
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 46
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2506
Source: Housing Monitor
HM Ref: 18195
UCS Character Area: WIDER CITY
Address: 1-4 THRONE TERRACE AND SOUTH EAST OF PINEVIEW GDNS
Postcode: BT 010/2
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0730
Current Land Use: Vacant site

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Planning for rear extensions to adjacent properties expired Aug 2017 (Ref. Z/2001/0824/F)

4/19/2018 9:38:54 AM Ref: 2506
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2508
Source: Housing Monitor
HM Ref: 19880
UCS Character Area: CITY CENTRE
Address: LANDS AT CORPORATION STREET
OPPOSITE SINCLAIR SEAM
Postcode: CC 030
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.4601
Current Land Use:
Description:

Site Capacity: 183

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
<tr>
<td>Utilities on Site:</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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</tr>
<tr>
<td>Residual Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

## Availability

### Planning History:

- Site for Sale: 
- Ownership: Public Sector (DSD/BCC/NIHE)
- Willing Owner: 

### Current Availability:

- Multiple Ownerships: 
- Potential for Ransom Strips: 

## Achievability

### Market Attractiveness:

- Infrastructure Constraints - Waste Water Treatment System: 
- Infrastructure Constraints - Transport Network: 

## Conclusions

### Is the Site Suitable?

- Housing: 

### Is the Site Available?

- Yes 

### Is the Site Achievable?

- Yes 

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):

- Approved planning density 

### Refined Density Assumption:

- Housing Yield: 183 

### Potential Housing Type:

- Apartment/Flat 

### Employment Density Assumption:

- Employment Yield: 

### Potential Employment Type:

- Traveller Site: 

### Phase:

- Comments: 

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Site Information

UCS Unique Ref: 2509
Source: Housing Monitor
HM Ref: 18159
UCS Character Area: ARTERIAL ROUTE
Address: ADJACENT TO 20 LOUGHVIEW TERRACE
Postcode: BT 110
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0214
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Component</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
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<td>Topography:</td>
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<table>
<thead>
<tr>
<th>Component</th>
<th>Status</th>
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<tbody>
<tr>
<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
<th>Infrastructure Constraints - Transport Network:</th>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>7</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Terrace</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
<td></td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
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4/19/2018 9:48:17 AM

Ref: 2509
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2514
Source: Housing Monitor
HM Ref: 20330
UCS Character Area: WIDER CITY
Address: 733, 733A, 733B & 735 ANTRIM ROAD
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.3606
Current Land Use: Underutilised site
Description: Z/2014/1083/F - 4 semi detached houses, 34 apartments, basement car park, access road and associated site works (additional plans)
Site Capacity: 34

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td>Slightly sloping</td>
</tr>
</tbody>
</table>

**Utilities on Site:** None

**Known Contamination and Ground Stability Issues:** No

**Neighbouring Area Characteristics:** Residential

**Residential Area Characteristics:** Low density

**Protected Route:** VERY FAR

**Distance from Arterial Route:** 400m+

**Highway Access to Site:** VERY CLOSE

**Distance from Bus Stop:** WITHIN 100m

**Distance from Train Halt:** 400m+

**Cycling Distance to City Centre:** 10Mins+ CYCLE

**Walking Distance to City Centre:** 10Mins+ WALK

**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Expected to cease</td>
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<tr>
<td>Multiple Ownership:</td>
<td>No</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>34</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
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</tbody>
</table>
**Belfast Urban Capacity Study**

**Site Information**

- **UCS Unique Ref**: 2517
- **Source**: Housing Monitor
- **HM Ref**: 19244
- **UCS Character Area**: WIDER CITY
- **Address**: 192-196 CAVEHILL ROAD
- **Postcode**: BT15
- **District Electoral Area**: CASTLE
- **Area Working Group**: NORTH
- **Site Area (ha)**: 0.0747
- **Current Land Use**: Belfast Urban Capacity Study

**Planning History**

- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

**Land Use Zoning**

- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

**Absolute Constraints**

- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
  - **Historic Park, Garden and Demesne**: NONE
  - **Urban Landscape Wedge**: NONE
  - **Area of Existing Open Space**: NONE
  - **Potential Open Space**: NONE
  - **Land identified for Health Use**: NONE
  - **River (Fluvial) Floodplain**: NONE
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route:
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownership:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2521
Source: Housing Monitor
HM Ref: 20680
UCS Character Area: WIDER CITY
Address: 1001 SHORE ROAD, NEWTOWNABBEY
Postcode: BHA 10
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1741
Current Land Use: 

Site Capacity: 49

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:37:31 AM
Ref: 2521
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 49
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Site Information

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<tr>
<td>Source</td>
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<tr>
<td>HM Ref</td>
<td>20898</td>
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<td>UCS Character Area</td>
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<td>District Electoral Area</td>
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<td>Area Working Group</td>
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<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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### Site Capacity

<table>
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<tr>
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<th>Description</th>
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<td>36</td>
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## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: [Relevant Reference]
- Planning granted for employment use: Employment Planning Reference No.: Employment Planning Proposal Description:
- Planning granted for other land use: Other use Planning Reference No.: Other use Proposal Description:

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

## Absolute Constraints

- Sites below 0.1ha or 5 residential units: Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes
  - Size of Site Retained: [Details]

---

4/19/2018 9:50:40 AM Ref: 2524
### Site Suitability Assessment

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<td>Lagan Valley Regional Park</td>
<td>NONE</td>
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<tr>
<td>LLPA</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
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<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
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<td>Monument Record</td>
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<td>Neighbourhood Renewal Area</td>
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<td>Listed Building</td>
<td>MINOR</td>
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<td>Tidal Flood Plain</td>
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<tr>
<td>Surface Water</td>
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<td>Topography</td>
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<td>Utilities on Site</td>
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<tr>
<td>Known Contamination and Ground Stability Issues</td>
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<tr>
<td>Neighbouring Area Characteristics</td>
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<td>Residential Area Characteristics</td>
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<td>Protected Route</td>
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<td>Distance from Arterial Route</td>
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<td>Distance from Bus Stop</td>
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<td>Distance from Train Halt</td>
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<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>10Min WALK</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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### Availability

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<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
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<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<td></td>
<td>Public Sector (DSD/BCC/NIHE)</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
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<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
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<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Density Assumptions:</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Housing Yield:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Traveller Site:</td>
<td>Phase:</td>
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<td>Comments:</td>
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4/19/2018 9:50:40 AM Ref: 2524
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2526
Source: Housing Monitor
HM Ref: 18038
UCS Character Area: WIDER CITY
Address: ADJACENT TO SHORE ROAD AND JUNCTION OF GRAYS LANE
Postcode: BT 090
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1123
Current Land Use: Belfast Urban Capacity Study
Description: Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Planning granted for employment use: Employment Planning Reference No.: Employment Planning Proposal Description: Planning granted for other land use: Other use Planning Reference No.: Other use Proposal Description:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Planning granted for employment use: Employment Planning Reference No.: Employment Planning Proposal Description: Planning granted for other land use: Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:48:29 AM  Ref: 2526
### Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<td>Shopping / Commerical Area:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AOMA:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Distance from Arterial Route:</td>
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<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
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<td>Distance from Train Halt:</td>
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<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<td>Walking Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

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<tr>
<th>Planning History:</th>
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<td>Site for Sale:</td>
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### Achievability

<table>
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<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

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<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<td>Is the Site Available?</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
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<td>Refined Density Assumption:</td>
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<td>Traveller Site:</td>
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## Belfast Urban Capacity Study

### Site Information

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<td>District Electoral Area:</td>
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<td>Area Working Group:</td>
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<td>Current Land Use:</td>
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<td>Description:</td>
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<td>Site Capacity:</td>
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### Planning History

<table>
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### Land Use Zoning

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<td>Employment Zoning</td>
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<td>Mixed Zoning</td>
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</tr>
<tr>
<td>Housing Zoning</td>
<td>No</td>
</tr>
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</table>

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
  - Evidence that the site is being developed for alternative use: No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:** 0.0607
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
<td>LLPA:</td>
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<td>Lagan Valley Regional Park:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Surface Water:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
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</tbody>
</table>

## Availability

| Planning History: | 1. Site has full planning permission for housing |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |
| Current Availability: | Vacant |
| Multiple Ownerships: | No |
| Potential for Ransom Strips: | No |

## Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

## Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 56 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | 0 |
| Employment Yield: | 0.0000 |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2530
Source: Housing Monitor
HM Ref: 21445
UCS Character Area: CITY CENTRE
Address: 35 - 41 QUEENS SQUARE
Postcode: BT1
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0344

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

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<th>Status</th>
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<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SERIOUS</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
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<tr>
<td>Utilities on Site:</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td></td>
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<tr>
<td>Residential Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Protected Route:</td>
<td>CLOSE</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
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</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td></td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                         |                           |
| Housing Yield:                                      | 60                        |
| Potential Housing Type:                             | Apartment/Flat            |
| Employment Density Assumption:                      |                           |
| Employment Yield:                                   |                           |
| Potential Employment Type:                          |                           |
| Traveller Site:                                     |                           |
| Phase:                                             |                           |
| Comments:                                          |                           |
Site Information

UCS Unique Ref: 2531
Source: HM / City Quay Masterplan
HM Ref: 21502
UCS Character Area: CITY CENTRE
Address: CITY QUAY MASTERPLAN

Postcode: BT1
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 10.3004
Current Land Use: Underutilised site
Description: Various parts of the scheme have been developed. Including City Quays 1 and 2 office developments. Figures based on the Outline Planning Approval.

Site Capacity: 120

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/1006/O - plus various
Planning granted for employment use: Yes
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Yes
Other use Planning Reference No.:
Other use Proposal Description: Hotel / Retail

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 10.3004
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SIGNIFICANT
Tidal Flood Plain: SIGNIFICANT
Surface Water: MINOR
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 4. Site has outline planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing & Employment
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 120
Potential Housing Type: Apartment/Flat
Employment Density Assumption: Approved (outline) - City Quays 1 developed.
Employment Yield: 123170.0000
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2532
Source: Housing Monitor
HM Ref: 12444
UCS Character Area: WIDER CITY
Address: BEN MADIGAN HEIGHTS
Postcode: BT 010/2
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1003
Current Land Use: Vacant site
Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0802/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: No
Area of Townscape Character:
Lagan Valley Regional Park: No
LLPA: Yes
Site of Local Nature Conservation Importance: No
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Slightly sloping
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: None
Ownership: Unknown
Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Network can accommodate new development
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments: Planning permission for single dwelling
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2535
Source: Housing Monitor
HM Ref: 21530
UCS Character Area: INNER CITY
Address: 40-42 NEWINGTON AVENUE
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.0313
Current Land Use:

Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA:NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2539
Source: Housing Monitor
HM Ref: 21507
UCS Character Area: INNER CITY
Address: LANDS BOUNDED BY PARKSIDE GARDENS TO SOUTH WEST NO
Postcode: BT15
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1426
Current Land Use:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: MINOR
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
# Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

## Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

## Residential Area Characteristics:
- Protected Route: VERY FAR
- Distance from Arterial Route: 200-400m
- Highway Access to Site: ADJACENT
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownership:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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</tr>
<tr>
<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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</tr>
<tr>
<td>Potential Employment Type:</td>
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</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
# Belfast Urban Capacity Study

## Site Information

| UCS Unique Ref | 2540 |
| Source:        | Housing Monitor |
| HM Ref:        | 21546 |
| UCS Character Area: | CITY CENTRE |
| Address:       | 101 CORPORATION STREET |
| Postcode:      | CC 030 |
| District Electoral Area: | CASTLE |
| Area Working Group: | NORTH |
| Site Area (ha): | 0.0482 |
| Current Land Use: | Vacant site |

### Description:
Site remains vacant - planning lapsed.

### Site Capacity:
39

## Planning History

### Planning granted for residential use:
Yes

### UCS Residential Planning Reference No.:
Z/2010/0949/F

### Planning granted for employment use:
No

### Employment Planning Reference No.:

### Employment Planning Proposal Description:

### Planning granted for other land use:
No

### Other use Planning Reference No.:

### Other use Proposal Description:

## Land Use Zoning

### Employment Zoning:
No

### Mixed Zoning:
No

### Housing Zoning:
No

## Absolute Constraints

### Sites below 0.1ha or 5 residential units:
No

### Evidence that the site is being developed for alternative use:
No

### Historic Park, Garden and Demesne:
NONE

### Urban Landscape Wedge:
NONE

### Area of Existing Open Space:
NONE

### Potential Open Space:
NONE

### Land identified for Health Use:
NONE

### River (Fluvial) Floodplain:
NONE

### Special Protection Area:
NONE

### RAMSAR:
NONE

### Site Retained for further assessment:
Yes

### Size of Site Retained:
0.0482
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
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<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>CONSIDERABLE</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Surface Water:</td>
<td>CONSIDERABLE</td>
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<td>Topography:</td>
<td>Flat</td>
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## Availability

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>Willing Owner:</td>
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<tr>
<td>Current Availability:</td>
<td>Vacant</td>
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<tr>
<td>Multiple Ownships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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</tbody>
</table>

## Achievability

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
<th>Current Capacity within system</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</table>

## Conclusions

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## Yield, Phasing & Type

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<td>Housing Density Assumption (Dwellings per hectare):</td>
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</tr>
<tr>
<td>Housing Yield:</td>
<td>39</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
<td></td>
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<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
**Belfast Urban Capacity Study**

### Site Information

- **UCS Unique Ref:** 2545
- **Source:** Housing Monitor
- **HM Ref:** 18023
- **UCS Character Area:** ARTERIAL ROUTE
- **Address:** 484 UPPER NEWTOWNARDS ROAD
- **Postcode:** BT4
- **District Electoral Area:** ORMISTON
- **Area Working Group:** EAST
- **Site Area (ha):** 0.1198
- **Current Land Use:**

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** SIGNIFICANT

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:**
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:**

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4/19/2018 9:45:27 AM  Ref: 2545
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
- AQMA: SIGNIFICANT
- Conservation Area: NONE
- ASSSI: NONE
- Monument Record: NONE
Neighbourhood Renewal Area:
- Listed Building: NONE
- Tidal Flood Plain: NONE
- Surface Water: CONSIDERABLE
Topography:

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
- Multiple Ownerships:
- Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
- Housing Yield: 10
- Potential Housing Type: Townhouse

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2547
Source: Housing Monitor
HM Ref: 12221
UCS Character Area: WIDER CITY
Address: ADJACENT TO MOTELANDS
Postcode: BT 133
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.4635
Current Land Use: Vacant site
Description: Site currently underutilised land with potential to deliver a higher capacity in relation to residential units.
Site Capacity: 14

Planning History
Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4635
Site Suitability Assessment

| District Centre: | No |
| Shopping / Commercial Area: | NONE |
| Area of Townscape Character: | |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | SIGNIFICANT |
| Neighbourhood Renewal Area: | |
| Listed Building: | SERIOUS |
| Tidal Flood Plain: | NONE |
| Surface Water: | NONE |
| Topography: | Flat |

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

Availability

Planning History:
Site for Sale: No
Ownership: Private

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 14
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2551
Source: Housing Monitor
HM Ref: 18063
UCS Character Area: ARTERIAL ROUTE
Address: JOSS CARDWELL SITE 401 HOLYWOOD ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.5530
Current Land Use: Underutilised site
Description: Site comprises vacant single storey unit with potential to deliver a greater residential capacity in future.
Site Capacity: 17

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical Hm. Ref
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.553

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### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<tr>
<td>AQMA:</td>
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<tr>
<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
<td>MINOR</td>
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<td>Topography:</td>
<td>Slightly sloping</td>
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<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
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<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Category</th>
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<tbody>
<tr>
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<td>Market likely to deliver</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

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<tr>
<th>Category</th>
<th>Details</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>17</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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Site Information

UCS Unique Ref: 2552
Source: Housing Monitor
HM Ref: 20228
UCS Character Area: ARTERIAL ROUTE
Address: 410-412 UPPER NEWTOWNARDS ROAD

Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1268
Current Land Use:

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: MINOR
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: Current Availability:
Site for Sale: Private
Ownership: Multiple Ownerships:
Willing Owner: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 7
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2554
Source: Housing Monitor
HM Ref: 17247
UCS Character Area: ARTERIAL ROUTE
Address: LACE FIELD, TO THE REAR OF NOS. 552-560 UPPER NEWT
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 1.7605
Current Land Use:
Description:
Site Capacity: 50

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
LLPA: NONE
Site of Local Nature Conservation Importance:

AQMA: SERIOUS
Conservation Area: NONE
ASSSI: NONE
Monument Record: SIGNIFICANT
Neighbourhood Renewal Area: SERIOUS
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: "

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:
Housing Yield: 37
Potential Housing Type: Semi-Detached

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2555
Source: Housing Monitor
HM Ref: 18209
UCS Character Area: WIDER CITY
Address: REAR OF 7 & 11 GLANMACHAN GROVE
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.4648
Current Land Use: Underutilised site
Description: Site currently underutilised with potential to deliver higher residential capacity.

Site Capacity: 5

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM. Ref.
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4648
### Site Suitability Assessment

<table>
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<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
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<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
<td>Yes</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
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<td>Protected Route:</td>
<td>CLOSE</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
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</tr>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
<td>Market Attractiveness:</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
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<td>Housing Yield:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2556
Source: Housing Monitor
HM Ref: 21169
UCS Character Area: ARTERIAL ROUTE
Address: 429 HOLYWOOD ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1421
Current Land Use: Proposed residential and office development with ground floor parking, consisting of 25 No. apartments and separate 2 storey office unit-renewal of existing permission Ref No. Z/2009/1050/F approved 24/08/2011
Site Capacity: 25

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0630/F
Planning granted for employment use: Yes
Employment Planning Reference No.: LA04/2016/0630/F
Employment Planning Proposal Description: separate 2 storey office unit-renewal of existing permission Ref No. Z/2009/1050/F approved 24/08/2011
Planning granted for other land use: No
Other use Planning Reference No.: No
Other use Proposal Description: No

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1421
**Site Suitability Assessment**

- **District Centre**: No
- **Shopping / Commercial Area**: NONE
- **Area of Townscape Character**: Lagan Valley Regional Park: NONE
- **LLPA**: NONE
- **Site of Local Nature Conservation Importance**: AQMA: NONE
- **Residential Area Characteristics**: Conservation Area: NONE
- **ASSSI**: NONE
- **Monument Record**: MINOR
- **Neighbourhood Renewal Area**: Listed Building: NONE
- **Tidal Flood Plain**: Surface Water: SERIOUS
- **Surface Water**: Topography: Flat

**Utilities on Site**: None
**Known Contamination and Ground Stability Issues**: No
**Neighbouring Area Characteristics**: Residential
**Residential Area Characteristics**: Medium density
**Protected Route**: VERY CLOSE
**Distance from Arterial Route**: WITHIN 100m
**Highway Access to Site**: VERY CLOSE
**Distance from Bus Stop**: WITHIN 100m
**Distance from Train Halt**: 400m+
**Cycling Distance to City Centre**: 10Mins+ CYCLE
**Walking Distance to City Centre**: 10Mins+ WALK
**Enhancements to the Proposed Transport Network (BRT, Road Improvements)**:

### Availability

**Planning History**: 1. Site has full planning permission for housing
**Site for Sale**: No
**Ownership**: Yes

**Current Availability**: Ongoing use not expected to cease
**Multiple Ownerships**: No
**Potential for Ransom Strips**: No

### Achievability

**Market Attractiveness**: Market likely to deliver
**Infrastructure Constraints - Waste Water Treatment System**: Current Capacity within system
**Infrastructure Constraints - Transport Network**: Network can accommodate new development

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare)**: Approved planning density
- **Refined Density Assumption**:
  - **Housing Yield**: 25
  - **Potential Housing Type**: Apartment/Flat
  - **Employment Density Assumption**:
  - **Employment Yield**:
  - **Potential Employment Type**:
  - **Traveller Site**: No
  - **Phase**:
  - **Comments**:

---

**4/19/2018 9:44:56 AM**

Ref: 2556
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2559
Source: Housing Monitor
HM Ref: 19654
UCS Character Area: WIDER CITY
Address: PIRRIE HOUSE PIRRIE ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.2695
Current Land Use:

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th><strong>District Centre:</strong></th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shopping / Commerical Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Area of Townscape Character:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Lagan Valley Regional Park:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Site of Local Nature Conservation Importance:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>AQMA:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Conservation Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>ASSSI:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Monument Record:</strong></td>
<td>SERIOUS</td>
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<tr>
<td><strong>Neighbourhood Renewal Area:</strong></td>
<td>SERIOUS</td>
</tr>
<tr>
<td><strong>Listed Building:</strong></td>
<td>SERIOUS</td>
</tr>
<tr>
<td><strong>Tidal Flood Plain:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Surface Water:</strong></td>
<td>MINOR</td>
</tr>
<tr>
<td><strong>Topography:</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Utilities on Site:**
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
  - Protected Route: VERY CLOSE
  - Distance from Arterial Route: 400m+
  - Highway Access to Site: VERY CLOSE
  - Distance from Bus Stop: WITHIN 100m
  - Distance from Train Halt: 400m+
  - Cycling Distance to City Centre: 10Mins+ CYCLE
  - Walking Distance to City Centre: 10Mins+ WALK
  - Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

**Planning History:**
- Site for Sale: Private
- Ownership: Private
- Willing Owner: Private

**Current Availability:**
- Multiple Ownerships: Private
- Potential for Ransom Strips: Private

### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

**Is the Site Suitable?**
- Housing

**Is the Site Available?**
- Yes

**Is the Site Achievable?**
- Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**
- Housing Yield: 5
- Potential Housing Type: Semi-Detached

**Employment Density Assumption:**
- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:
- Comments:
**Site Information**

UCS Unique Ref: 2560

Source: Housing Monitor

HM Ref: 21233

UCS Character Area: ARTERIAL ROUTE

Address: 661 UPPER NEWTOWNARDS ROAD & 1 ROSEPARK

Postcode: BT4 / BT5

District Electoral Area: ORMISTON

Area Working Group: EAST

Site Area (ha): 0.2184

Current Land Use:

Description:

Site Capacity: 8

---

**Planning History**

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

---

**Land Use Zoning**

Employment Zoning: NONE

Mixed Zoning: NONE

Housing Zoning: NONE

---

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Residential Area Characteristics:</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td></td>
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</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
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</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
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<td>AQMA:</td>
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</tr>
<tr>
<td>Conservation Area:</td>
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<td>ASSSI:</td>
<td>NONE</td>
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</tr>
<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
<td></td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
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<td></td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

**Planning History:**

- **Site for Sale:**
  - Private

**Ownership:** Private

**Willing Owner:**

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Revised Density Assumption: 8**
- **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
- **Employment Yield:**
- **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**
- **Comments:**

---

4/19/2018 9:46:35 AM

Ref: 2560
### Belfast Urban Capacity Study

**Site Information**

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<td><strong>Source:</strong></td>
<td>Housing Monitor</td>
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<tr>
<td><strong>HM Ref:</strong></td>
<td>11756</td>
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<tr>
<td><strong>UCS Character Area:</strong></td>
<td>WIDER CITY</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>HAMPTON 8 GLENMACHAN PARK</td>
</tr>
<tr>
<td><strong>Postcode:</strong></td>
<td>BT4</td>
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<tr>
<td><strong>District Electoral Area:</strong></td>
<td>ORMISTON</td>
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<tr>
<td><strong>Site Area (ha):</strong></td>
<td>0.8133</td>
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<tr>
<td><strong>Current Land Use:</strong></td>
<td>Underutilised site</td>
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<tr>
<td><strong>Description:</strong></td>
<td>Erection of 6no detached dwellings with associated car-parking, garages, landscaping, site and access works with conversion and alterations of existing listed building to single dwelling. (amended description and proposal) (Under consideration)</td>
</tr>
<tr>
<td><strong>Site Capacity:</strong></td>
<td>45</td>
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</table>

**Planning History**

- **Planning granted for residential use:** No
- **UCS Residential Planning Reference No.:** Z/2014/0260/F
- **Planning granted for employment use:** No
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:** No
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

**Land Use Zoning**

- **Employment Zoning:** No
- **Mixed Zoning:** No
- **Housing Zoning:** Yes

**Absolute Constraints**

- **Sites below 0.1ha or 5 residential units:** Yes
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>No</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Distance from Arterial Route:</td>
<td>400m+</td>
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<tr>
<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>200-400m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
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**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<td>Willing Owner:</td>
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<td>Current Availability:</td>
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<tr>
<td>Multiple Ownerships:</td>
<td>Yes</td>
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<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td></td>
</tr>
<tr>
<td>Market likely to deliver</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Network can accommodate new development</td>
<td></td>
</tr>
</tbody>
</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 45

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
## Site Information

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<th>Parameter</th>
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<tbody>
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<tr>
<td>Source</td>
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<tr>
<td>HM Ref</td>
<td>20231</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>667 &amp; 669 NEWTOWNARDS ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
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<tr>
<td>Area Working Group</td>
<td>EAST</td>
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<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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<td>Description</td>
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<tr>
<td>Site Capacity</td>
<td>8</td>
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</table>

## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

- Evidence that the site is being developed for alternative use: 
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes

Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: SERIOUS
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:

Multiple Ownership:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare):
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Site Information**

UCS Unique Ref: 2570  
Source: Housing Monitor  
HM Ref: 12357  
UCS Character Area: WIDER CITY  
Address: 1 CLARA ROAD  
Postcode: BT5  
District Electoral Area: ORMISTON  
Site Area (ha): 0.2119  
Current Land Use: Vacant site  
Description: Lands to the rear of 1 Clara Road  
Site Capacity: 6

**Planning History**

Planning granted for residential use: No  
UCS Residential Planning Reference No.: Historical HM Ref.  
Planning granted for employment use: No  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use: No  
Other use Planning Reference No.:  
Other use Proposal Description:  

**Land Use Zoning**

Employment Zoning: No  
Mixed Zoning: No  
Housing Zoning: No

**Absolute Constraints**

Sites below 0.1ha or 5 residential units: Yes  
Evidence that the site is being developed for alternative use: No  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: MINOR  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained: 0.2119
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th></th>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Distance from Arterial Route: 400m+</td>
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<td>LLPA:</td>
<td>MINOR</td>
<td>Highway Access to Site: VERY CLOSE</td>
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<td>Distance from Train Halt: 400m+</td>
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<td>Monument Record:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
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<td>Topography:</td>
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**Availability**

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<tr>
<th>Planning History:</th>
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<td>Willing Owner:</td>
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**Achievability**

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<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

**Conclusions**

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<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>6</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
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4/19/2018 9:37:14 AM  Ref: 2570  Page 2 of 2
### Site Information

<table>
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<td>18064</td>
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<td>Address:</td>
<td>LAND TO REAR OF 15 FINCHLEY VALE ADJ TO PARKWAY</td>
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<td>Postcode:</td>
<td>BT 133</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>ORMISTON</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.6501</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description:</td>
<td>Vacant land plot with potential to deliver higher capacity residential.</td>
</tr>
<tr>
<td>Site Capacity:</td>
<td>12</td>
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### Planning History

- Planning granted for residential use: No
- Planning granted for employment use: No
- Employment Planning Reference No.: Historic HM Ref.
- Employment Planning Proposal Description: 
- Planning granted for other land use: No
- Other use Planning Reference No.: 
- Other use Proposal Description: 

### Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: Yes

### Absolute Constraints

- Sites below 0.1ha or 5 residential units: No
- Evidence that the site is being developed for alternative use: No
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre:</td>
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</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
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<td>Surface Water:</td>
<td>MINOR</td>
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<td>Topography:</td>
<td>Steeply sloping</td>
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<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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</tbody>
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### Availability

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Planning History</td>
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<tr>
<td>Site for Sale</td>
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<tr>
<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Market Attractiveness:</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Infrastructure works required</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>
Site Information

UCS Unique Ref: 2578
Source: Housing Monitor
HM Ref: 13111
UCS Character Area: ARTERIAL ROUTE
Address: CABIN HILL HOUSE AND STABLEYARD, UPPER NEWTOWNARDS
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 4.9581
Current Land Use: Underutilised site
Description:

Site Capacity: 78

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 4.9581
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: None
Lagan Valley Regional Park: NONE
LLPA: Yes
Site of Local Nature Conservation Importance: Part
AQMA: MINOR
Conservation Area: NONE
ASSSI: NONE
Monument Record: SERIOUS
Neighbourhood Renewal Area: SIGNIFICANT
Listed Building: SIGFICIAN T
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Slightly sloping

Availability

Planning History: Current Availability: Ongoing use not expected to cease
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Achievability

Market Attractiveness: May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 78
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Site Information

UCS Unique Ref: 2581
Source: Housing Monitor
HM Ref: 20615
UCS Character Area: WIDER CITY
Address: 2 GREENWOOD STREET
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1328
Current Land Use:

Description:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:41:12 AM
**Site Suitability Assessment**

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** NONE  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:**

**Utilities on Site:**

**Known Contamination and Ground Stability Issues:**

**Neighbouring Area Characteristics:**

**Residential Area Characteristics:**

**Protected Route:** CLOSE  
**Distance from Arterial Route:** WITHIN 100m  
**Highway Access to Site:** VERY CLOSE  
**Distance from Bus Stop:** WITHIN 100m  
**Distance from Train Halt:** 400m+  
**Cycling Distance to City Centre:** 10Mins+ CYCLE  
**Walking Distance to City Centre:** 10Mins+ WALK  
**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Availability**

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

**Current Availability:**

**Multiple Ownerships:**

**Potential for Ransom Strips:**

**Achievability**

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

**Conclusions**

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes

**Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):**

**Refined Density Assumption:**

**Housing Yield:** 12  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Site Information
UCS Unique Ref: 2584
Source: Housing Monitor
HM Ref: 20620
UCS Character Area: WIDER CITY
Address: 100 KINGS ROAD
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1293
Current Land Use: Vacant site
Description: Revision to previously approved apartment block (9 no. units)
Site Capacity: 9

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/1720/F
Planning granted for employment use: No
Employment Planning Reference No.: None
Employment Planning Proposal Description: None
Planning granted for other land use: No
Other use Planning Reference No.: None
Other use Proposal Description: None

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.25

Belfast Urban Capacity Study

4/19/2018 9:37:28 AM Ref: 2584
### Site Suitability Assessment

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<tbody>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>ASSSI:</td>
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<tr>
<td>Monument Record:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
<td>Slightly sloping</td>
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<td>Utilities on Site:</td>
<td>Major constraint</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
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</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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</tr>
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<td>Multiple Ownerships:</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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# Belfast Urban Capacity Study

## Site Information

<table>
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<th>Field</th>
<th>Value</th>
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<tbody>
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<tr>
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<td>WIDER CITY</td>
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<tr>
<td>Address:</td>
<td>35 KINGS ROAD</td>
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<tr>
<td>Postcode:</td>
<td>BT5</td>
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<tr>
<td>District Electoral Area:</td>
<td>ORMISTON</td>
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<td>Site Area (ha):</td>
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<td>Current Land Use:</td>
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<tr>
<td>Description:</td>
<td>Site comprised establish residential dwelling with associated lands (0.8ha)</td>
</tr>
<tr>
<td>Site Capacity:</td>
<td>6</td>
</tr>
</tbody>
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## Planning History

- Planning granted for residential use: No
- Planning granted for employment use: No
- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: No
- Employment Planning Proposal Description: 
- Employment Planning Reference No.: Historical HM Ref.
- Planning granted for other land use: No
- Other use Planning Reference No.: 
- Other use Proposal Description: 

## Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: No

## Absolute Constraints

- Sites below 0.1ha or 5 residential units: No
- Evidence that the site is being developed for alternative use: No
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: MINOR
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 0.8041
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Ongoing use not expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
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<th>UCS Unique Ref</th>
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<tr>
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<td>20207</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
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<tr>
<td>Address</td>
<td>LAND AT 109 CIRCULAR ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.4675</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>Residential development comprising 8No. detached dwellings with associated parking, garages, landscaping, site and access works</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>8</td>
</tr>
</tbody>
</table>

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** Z/2014/0896/F
- **Planning granted for employment use:** No
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:** No
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: No

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** Yes
- **Evidence that the site is being developed for alternative use:** No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:** 0.4675
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Yes
Willing Owner:
Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:50:32 AM
Ref: 2587
Site Information

UCS Unique Ref: 2592
Source: Housing Monitor
HM Ref: 18061
UCS Character Area: WIDER CITY
Address: LAND AT CHERRYVALLEY AND KNOCK ROAD
Postcode: BT 099
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.2598
Current Land Use: Open Space
Description: Site currently comprises an open green space which is currently underutilised. The site has the potential to deliver a higher residential capacity within the plan period.

Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM reference.
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2598
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density

Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: Unknown
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:
Current Capacity within system
Infrastructure Constraints - Transport Network:
Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption:

Housing Yield: 15
Potential Housing Type: Detached

Employment Density Assumption:
Employment Yield:
Potential Employment Type:

Traveller Site: No
Phase:
Comments:
Site Information

UCS Unique Ref: 2597
Source: Housing Monitor
HM Ref: 20234
UCS Character Area: WIDER CITY
Address: 104 - 108 BARNETT'S ROAD
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.4150
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:37:41 AM
## Site Suitability Assessment

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<td>Lagan Valley Regional Park:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<tr>
<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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### Availability

<table>
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<tr>
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<th>Current Availability:</th>
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<tbody>
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<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
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<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

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<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveiler Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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### Site Information

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<td>Source</td>
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<td>20309</td>
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<td>Address</td>
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<tr>
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<td>BT4</td>
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<tr>
<td>District Electoral Area</td>
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<td>Area Working Group</td>
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<td>Description</td>
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<tr>
<td>Site Capacity</td>
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</table>

### Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: 

Planning granted for employment use: 

Employment Planning Reference No.: 

Employment Planning Proposal Description: 

Planning granted for other land use: 

Other use Planning Reference No.: 

Other use Proposal Description: 

### Land Use Zoning

Employment Zoning: NONE

Mixed Zoning: NONE

Housing Zoning: NONE

### Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 

4/19/2018 9:45:20 AM
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commercial Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
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</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Site Suitability Assessment

### Availability

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
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<tbody>
<tr>
<td>Planning History:</td>
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<td>Site for Sale:</td>
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<td>Ownership:</td>
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<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

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<tr>
<th>Question</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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</table>
Site Information

UCS Unique Ref: 2607
Source: Housing Monitor
HM Ref: 18377
UCS Character Area: WIDER CITY
Address: 45-49 HAWTHORNDEN ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.5028
Current Land Use: Vacant site
Description: Proposed Residential Development comprising of 6 detached dwellings and retention of Gate Lodge at 49 Hawthornden Road including car parking and landscaping
Site Capacity: 23

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1099/F
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.5028
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>Listed Building:</td>
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<td>Surface Water:</td>
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<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
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</table>

### Utilities on Site:
- None

### Known Contamination and Ground Stability Issues:
- No

### Neighbouring Area Characteristics:
- Residential

### Residential Area Characteristics:
- Medium density

### Protected Route:
- VERY CLOSE

### Distance from Arterial Route:
- 200-400m

### Highway Access to Site:
- VERY CLOSE

### Distance from Bus Stop:
- WITHIN 100m

### Distance from Train Halt:
- 400m+

### Cycling Distance to City Centre:
- 10Mins+ CYCLE

### Walking Distance to City Centre:
- 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):
- None

### Availability

**Planning History:**
1. Site has full planning permission for housing

**Site for Sale:**
- No

**Ownership:**
- Yes

**Willing Owner:**
- Yes

**Current Availability:**
- Vacant

**Multiple Ownerships:**
- No

**Potential for Ransom Strips:**
- No

### Achievability

**Market Attractiveness:**
- Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:**
- Current Capacity within system

**Infrastructure Constraints - Transport Network:**
- Network can accommodate new development

### Conclusions

**Is the Site Suitable?**
- Housing

**Is the Site Available?**
- Yes

**Is the Site Achievable?**
- Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):**
- Approved planning density

**Refined Density Assumption:**
- 23

**Housing Yield:**
- Semi-Detached

**Employment Density Assumption:**
- No

**Employment Yield:**
- No

**Potential Employment Type:**
- No

**Traveller Site:**
- No

**Phase:**
- Comments:
Site Information

UCS Unique Ref: 2608
Source: Housing Monitor
HM Ref: 19620
UCS Character Area: ARTERIAL ROUTE
Address: 327-329 UPPER NEWTOWNARDS ROAD
Postcode: BT4 / BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1415
Current Land Use: Belfast Urban Capacity Study
Description: Site currently occupied by KFC fast Food Restaurant, however site has potential to deliver a residential unit capacity of 14 units.
Site Capacity: 14

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: (Z/2008/1894/F)
Other use Proposal Description: KFC Fast Food Restaurant.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1415
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<td>Shopping / Commerical Area:</td>
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</tr>
<tr>
<td>Utilities on Site:</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>Yes</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
</tbody>
</table>

### Availability

| Planning History: | |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | No |

### Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 14 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>2617</th>
</tr>
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<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20799</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>LANDS AT 230 BELMONT ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.5445</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Proposed apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2448/F)</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>28</td>
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### Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use</th>
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</thead>
<tbody>
<tr>
<td>UCS Residential Planning Reference No.</td>
<td>LA04/2016/0400/F</td>
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<tr>
<td>Planning granted for employment use</td>
<td>No</td>
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<tr>
<td>Employment Planning Reference No.</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Proposal Description</td>
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</tr>
<tr>
<td>Planning granted for other land use</td>
<td>No</td>
</tr>
<tr>
<td>Other use Planning Reference No.</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description</td>
<td></td>
</tr>
</tbody>
</table>

### Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: No

### Absolute Constraints

- Sites below 0.1ha or 5 residential units: No
- Evidence that the site is being developed for alternative use: No
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 0.5445

4/19/2018 9:52:26 AM

Ref: 2617
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: None
Lagan Valley Regional Park: None
LLPA: Yes
Site of Local Nature Conservation Importance: None
AQMA: None
Conservation Area: None
ASSSI: None
Monument Record: SERIOUS
Neighbourhood Renewal Area: None
Listed Building: None
Tidal Flood Plain: None
Surface Water: MINOR
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Yes
Willing Owner:

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 28
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments: Currently under consultation.
### Belfast Urban Capacity Study

#### Site Information

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<th>Item</th>
<th>Details</th>
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<tbody>
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<td>Source</td>
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<tr>
<td>HM Ref</td>
<td>21167</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>1 - 9 HILLVIEW STREET</td>
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<tr>
<td>Postcode</td>
<td>BT5</td>
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<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
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<tr>
<td>Site Area (ha)</td>
<td>0.0716</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
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<tr>
<td>Description</td>
<td>site currently underutilise and vacant with potential to deliver a residential capacity of 12 units.</td>
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<tr>
<td>Site Capacity</td>
<td>12</td>
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#### Planning History

| Planning granted for residential use      | No                                           |
| Planning granted for employment use       | No                                           |
| Employment Planning Reference No.         | Historical HM. Ref.                          |
| Employment Planning Proposal Description  |                                             |
| Planning granted for other land use       | No                                           |
| Other use Planning Reference No.          |                                             |
| Other use Proposal Description            |                                             |

#### Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Details</th>
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<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
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</tr>
<tr>
<td>Housing Zoning</td>
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#### Absolute Constraints

<table>
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<td>Sites below 0.1ha or 5 residential units</td>
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<tr>
<td>Evidence that the site is being developed for alternative use</td>
<td>No</td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment</td>
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<tr>
<td>Size of Site Retained</td>
<td>0.0716</td>
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4/19/2018 9:37:12 AM
## Site Suitability Assessment

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<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
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<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
<td>Protected Route:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

| Planning History: | |
| Site for Sale: | Yes | Current Availability: | Vacant |
| Ownership: | Private | Multiple Ownerships: | No |
| Willing Owner: | Yes | Potential for Ransom Strips: | No |

### Achievability

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | Market likely to deliver Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 12 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 2621
Source: Housing Monitor
HM Ref: 18875
UCS Character Area: ARTERIAL ROUTE
Address: 557-559 UPPER NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.0975
Current Land Use:

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Conservation Area:</td>
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</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
</tr>
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</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): |
| Approved planning density |
| Refined Density Assumption: |
| Housing Yield: |
| 6 |
| Potential Housing Type: |
| Terrace |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
# Site Information

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<tr>
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</tr>
<tr>
<td>HM Ref</td>
<td>253</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>LANDS AT CASTLEHILL MANOR / CASTLEHILL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 010/1</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>EAST</td>
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<tr>
<td>Site Area (ha)</td>
<td>2.1082</td>
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<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>Residential development of 53No. units comprising 33 No. detached, 4 No. semi detached, and 16 No. apartments with associated car parking and landscaping (revised description and proposal)</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>106</td>
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## Planning History

- Planning granted for residential use: No
- UCS Residential Planning Reference No.: LA04/2015/0670/F
- Planning granted for employment use: No
- Employment Planning Reference No.: Employment Planning Proposal Description:
- Planning granted for other land use: No
- Other use Planning Reference No.: Other use Proposal Description:

## Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: No

## Absolute Constraints

- Sites below 0.1ha or 5 residential units: No
- Evidence that the site is being developed for alternative use: No
- Historic Park, Garden and Demesne: SIGNIFICANT
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: MINOR
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: MINOR
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 2.1082
### Site Suitability Assessment

<table>
<thead>
<tr>
<th><strong>District Centre:</strong></th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shopping / Commercial Area:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Area of Townscape Character:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Lagan Valley Regional Park:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>LLPA:</strong></td>
<td>MINOR</td>
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<tr>
<td><strong>Site of Local Nature Conservation Importance:</strong></td>
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<td><strong>AGMA:</strong></td>
<td>NONE</td>
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<tr>
<td><strong>Conservation Area:</strong></td>
<td>NONE</td>
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<td><strong>ASSSI:</strong></td>
<td>NONE</td>
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<td><strong>Monument Record:</strong></td>
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<td><strong>Neighbourhood Renewal Area:</strong></td>
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<td><strong>Listed Building:</strong></td>
<td>NONE</td>
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<td><strong>Tidal Flood Plain:</strong></td>
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<td><strong>Surface Water:</strong></td>
<td>MINOR</td>
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<td><strong>Topography:</strong></td>
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<table>
<thead>
<tr>
<th><strong>Utilities on Site:</strong></th>
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<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
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<td>Walking Distance to City Centre:</td>
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 stanza

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<td><strong>Ownership:</strong></td>
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<td><strong>Willing Owner:</strong></td>
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<td><strong>Current Availability:</strong></td>
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<td><strong>Multiple Ownership:</strong></td>
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<td><strong>Potential for Ransom Strips:</strong></td>
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<table>
<thead>
<tr>
<th><strong>Achievability</strong></th>
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<tr>
<td><strong>Market Attractiveness:</strong></td>
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<tr>
<td><strong>Infrastructure Constraints - Waste Water Treatment System:</strong></td>
</tr>
<tr>
<td><strong>Infrastructure Constraints - Transport Network:</strong></td>
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<table>
<thead>
<tr>
<th><strong>Conclusions</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>Is the Site Suitable?</strong></td>
</tr>
<tr>
<td><strong>Is the Site Available?</strong></td>
</tr>
<tr>
<td><strong>Is the Site Achievable?</strong></td>
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<table>
<thead>
<tr>
<th><strong>Yield, Phasing &amp; Type</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Density Assumption (Dwellings per hectare):</strong></td>
</tr>
<tr>
<td><strong>Refined Density Assumption:</strong></td>
</tr>
<tr>
<td><strong>Housing Yield:</strong></td>
</tr>
<tr>
<td><strong>Potential Housing Type:</strong></td>
</tr>
<tr>
<td><strong>Employment Density Assumption:</strong></td>
</tr>
<tr>
<td><strong>Employment Yield:</strong></td>
</tr>
<tr>
<td><strong>Potential Employment Type:</strong></td>
</tr>
<tr>
<td><strong>Traveller Site:</strong></td>
</tr>
<tr>
<td><strong>Phase:</strong></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2632
Source: Housing Monitor
HM Ref: 20213
UCS Character Area: ARTERIAL ROUTE
Address: 425 HOLLYWOOD ROAD

Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.2444

Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 42

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: SERIOUS
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability: 
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 42
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2635
Source: Housing Monitor
HM Ref: 20233
UCS Character Area: ARTERIAL ROUTE
Address: 613-619 UPPER NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1272
Current Land Use: 

Description:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:46:18 AM

Ref: 2635
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
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<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:

### Neighbouring Area Characteristics:
- Distance from Arterial Route: WITHIN 100m
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved planning density</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Refined Density Assumption:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Yield: 12</td>
</tr>
<tr>
<td>Potential Housing Type: Apartment/Flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Yield:</td>
</tr>
<tr>
<td>Potential Employment Type:</td>
</tr>
<tr>
<td>Traveller Site:</td>
</tr>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2638
Source: Housing Monitor
HM Ref: 20324
UCS Character Area: ARTERIAL ROUTE
Address: 385 HOLLYWOOD ROAD

Postcode: BT4
District Electoral Area: ORMISTON
Site Area (ha): 0.3734
Current Land Use:
Description: Erection of 49 apartments in 2 blocks with associated surface car parking and landscaped areas
Site Capacity: 50

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: LA04/2017/0109/O
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.3734
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site:</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

| Planning History: | |
| Site for Sale: | No |
| Ownership: | Yes |
| Willing Owner: | |
| Current Availability: | Ongoing use not expected to cease |
| Multiple Ownerships: | Yes |
| Potential for Ransom Strips: | No |

### Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | No |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 50 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | Site comprised current business units / small business park. |
Site Information

UCS Unique Ref: 2639
Source: Housing Monitor
HM Ref: 21237
UCS Character Area: WIDER CITY
Address: 150 KNOCK ROAD

Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.6719
Current Land Use: Underutilised site

Description: Site currently comprises temporary car wash facility with potential to deliver a higher capacity residential offering.
Demolition of petrol filling station.
Development of residential scheme comprising 2 No. apartment buildings containing 52 No. units, basement and surface car parking, and landscaping
Site Capacity: 52

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2011/0426/F
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.6719

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>CONSIDERABLE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Slightly sloping</td>
</tr>
</tbody>
</table>

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

**Availability**

Planning History: |
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Temporary Use
Multiple Ownerships: No
Potential for Ransom Strips: No

**Achievability**

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions**

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

**Yield, Phasing & Type**
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Density Assumption</strong></td>
<td>Approved planning density</td>
</tr>
<tr>
<td><strong>Refined Density Assumption:</strong></td>
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<tr>
<td>Housing Yield</td>
<td>52</td>
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<tr>
<td>Potential Housing Type</td>
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<tr>
<td><strong>Employment Density Assumption:</strong></td>
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</tr>
<tr>
<td>Employment Yield</td>
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</tr>
<tr>
<td>Potential Employment Type</td>
<td></td>
</tr>
<tr>
<td>Traveller Site</td>
<td>No</td>
</tr>
<tr>
<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2648
Source: Housing Monitor
HM Ref: 588
UCS Character Area: STRATEGIC CENTRE
Address: 1 KINGSWAY DRIVE
Postcode: BT 099
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1770
Current Land Use: Vacant site
Description: Erection of 2no apartments, 3no. detached dwellings and associated site works (Amended Plans)
Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Y/2014/0080/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.177
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
<td>NONE</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
<td>NONE</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
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<td>Topography:</td>
<td>Flat</td>
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<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
</tr>
<tr>
<td>Highwya Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

| Planning History: | 1. Site has full planning permission for housing |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |
| Current Availability: | Vacant |
| Multiple Ownerships: | No |
| Potential for Ransom Strips: | No |

### Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Reined Density Assumption: | |
| Housing Yield: | 5 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2650
Source: Housing Monitor
HM Ref: 19625
UCS Character Area: WIDER CITY
Address: GRANTON HEIGHTS, KINGS ROAD
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.6137
Current Land Use: Development ongoing to deliver residential units.
Description: Erection of 10 No. 2 storey townhouses and 1 No. 2 storey dwelling with parking and all other associated works
Site Capacity: 63

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Y/2011/0362/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description: No
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.57

Site Suitability Assessment

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics:

Residential Area Characteristics: Medium density
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 57

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments: Development currently ongoing to deliver a higher residential capacity.
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2652
Source: Housing Monitor
HM Ref: 20055
UCS Character Area: STRATEGIC CENTRE
Address: 143 & 154 KINGS ROAD
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.0721

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:39:06 AM  Ref: 2652
Site Suitability Assessment

District Centre: No

Shopping / Commercial Area: NONE

Area of Townscape Character: NONE

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance: NONE

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain: NONE

Surface Water: NONE

Topography: NONE

Utilities on Site: Unknown Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: FAR

Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: 

Site for Sale: 

Ownership: Private 

Willing Owner: 

Achievability

Market Attractiveness: 

Infrastructure Constraints - Waste Water Treatment System: 

Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption: 

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 

Employment Yield: 

Potential Employment Type: 

Traveller Site: 

Phase: 

Comments: 

4/19/2018 9:39:06 AM Ref: 2652
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2657
Source: Housing Monitor
HM Ref: 18527
UCS Character Area: WIDER CITY
Address: 1 GILBOURNE COURT
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.2768
Current Land Use: Vacant site
Description: Site currently vacant with potential to deliver a residential capacity.
Site Capacity: 14

Planning History

Planning granted for residential use: Yes
U CS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2768
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

**Planning History:**
- Site for Sale: No
- Ownership: Private
- Willing Owner: Yes

**Current Availability:** Vacant

**Multiple Ownerships:** No

**Potential for Ransom Strips:** No

### Achievability

**Market Attractiveness:** Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system

**Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

**Is the Site Suitable?** Housing

**Is the Site Available?** Yes

**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**
- Housing Yield: 14
- Potential Housing Type: Apartment/Flat

**Employment Density Assumption:**
- Employment Yield:
- Potential Employment Type:
- Traveller Site: No
- Phase:

**Comments:**

---

4/19/2018 9:37:16 AM

Ref: 2657
Site Information

UCS Unique Ref: 2660
Source: Housing Monitor
HM Ref: 12310
UCS Character Area: WIDER CITY
Address: 14 BRISTOW DRIVE
Postcode: BT5
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.3065

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:38:49 AM Ref: 2660
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2662</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>18084</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>LAND ADJACENT TO 111 LOWER BRANIEL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 130</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>ORMISTON</td>
</tr>
<tr>
<td>Area Working Group</td>
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<td>Site Area (ha)</td>
<td>0.1863</td>
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<td>Current Land Use</td>
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<tr>
<td>Description</td>
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<tr>
<td>Site Capacity</td>
<td>12</td>
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</table>

### Planning History

- Planning granted for residential use: Yes
- Employment Planning Reference No.: 
- Employment Planning Proposal Description:
- Planning granted for other land use:
- Other use Planning Reference No.:
- Other use Proposal Description:

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 

---

4/19/2018 9:50:23 AM Ref: 2662
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Distance from Site:
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Neighbouring Area Characteristics:
- FAR

### Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Achievability

#### Market Attractiveness:

#### Infrastructure Constraints - Waste Water Treatment System:

#### Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - Housing Yield: 12
  - Potential Housing Type: Semi-Detached

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:
Site Information

UCS Unique Ref: 2666
Source: Housing Monitor
HM Ref: 21526
UCS Character Area: WIDER CITY
Address: KNOCKNAGONEY DALE

Postcode: BT4
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 1.2851
Current Land Use: Underutilised site
Description: Demolition of existing building and construction of residential development consisting of 104 apartments (18no. 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping. (currently under consideration)
Site Capacity: 120

Planning History

Planning granted for residential use:
UCS Residential Planning Reference No.: LA04/2017/0043/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 1.2851

Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>Yes</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
<td>MINOR</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Hall:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

Availability

| Planning History: | |
| Site for Sale: | No |
| Ownership: | Public Sector (DSD/BCC/NIHE) |
| Willing Owner: | Yes |
| Current Availability: | Expected to cease |
| Multiple Ownerships: | No |
| Potential for Ransom Strips: | No |

Achievability

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

Yield, Phasing & Type

4/19/2018 9:50:14 AM
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 120

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Belfast Urban Capacity Study

**Site Information**

- **UCS Unique Ref**: 2673
- **Source**: Housing Monitor
- **HM Ref**: 20204
- **UCS Character Area**: WIDER CITY
- **Address**: LANDS ADJACENT TO MCKINNEY HOUSE MUSGRAVE PARK
- **Postcode**: BT 010/5
- **District Electoral Area**: BALMORAL
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.2252
- **Current Land Use**: Belfast Urban Capacity Study
- **Description**: 

<table>
<thead>
<tr>
<th>Planning History</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning granted for residential use:</td>
</tr>
<tr>
<td>UCS Residential Planning Reference No.:</td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
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<tr>
<td>Employment Planning Reference No.:</td>
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<tr>
<td>Employment Planning Proposal Description:</td>
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<tr>
<td>Planning granted for other land use:</td>
</tr>
<tr>
<td>Other use Planning Reference No.:</td>
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<tr>
<td>Other use Proposal Description:</td>
</tr>
</tbody>
</table>

**Land Use Zoning**

- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: SIGNIFICANT

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:

- **Evidence that the site is being developed for alternative use:** 
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: MINOR
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes

4/19/2018 9:52:16 AM  Ref: 2673
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
Site of Local Nature Conservation Importance: NONE
 AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: Yes
Current Availability:
Multiple Ownerships: YES
Potential for Ransom Strips: YES

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 72
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2678
Source: Housing Monitor
HM Ref: 20182
UCS Character Area: WIDER CITY
Address: 3 MOUNT ABOO PARK
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.0958
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:43:06 AM Ref: 2678
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE

Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: None

Current Availability:
Multiple Ownership: None
Potential for Ransom Strips: None

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Belfast Urban Capacity Study**

### Site Information

- **UCS Unique Ref:** 2679
- **Source:** Housing Monitor
- **HM Ref:** 20611
- **UCS Character Area:** WIDER CITY
- **Address:** 15 & 17 DIAMOND GARDENS
- **Postcode:** BT10
- **District Electoral Area:** BALMORAL
- **Area Working Group:** SOUTH
- **Site Area (ha):** 0.1141
- **Current Land Use:**
  - Planning granted for residential use: Yes
  - Employment Planning Reference No.: None
  - Employment Planning Proposal Description: None
  - Other use Planning Reference No.: None
  - Other use Proposal Description: None

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** None
- **Planning granted for employment use:** None
- **Employment Planning Reference No.:** None
- **Employment Planning Proposal Description:** None
- **Planning granted for other land use:** None
- **Other use Planning Reference No.:** None
- **Other use Proposal Description:** None

### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:**
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:**

---

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Ref: 2679

Page 1 of 2
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY CLOSE

Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History:
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner: Private

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2681
Source: Housing Monitor
HM Ref: 19495
UCS Character Area: WIDER CITY
Address: 27 HARBERTON PARK
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1171
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

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<th>Feature</th>
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<td>Walking Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

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<th>Planning History:</th>
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<td>Site for Sale:</td>
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<td>Ownership: Private</td>
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<td>Willing Owner:</td>
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### Achievability

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<th>Market Attractiveness:</th>
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### Conclusions

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### Yield, Phasing & Type

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<th>Housing Density Assumption (Dwellings per hectare):</th>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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4/19/2018 9:42:37 AM Ref: 2681
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2682
Source: Housing Monitor
HM Ref: 19375
UCS Character Area: WIDER CITY
Address: 30-32C UPPER MALONE ROAD
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.0891
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 6

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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Ref: 2682
## Belfast Urban Capacity Study

### Site Information
- **UCS Unique Ref**: 2685
- **Source**: Housing Monitor
- **HM Ref**: 20142
- **UCS Character Area**: WIDER CITY
- **Address**: 33 UPPER MALONE ROAD
- **Postcode**: BT9
- **District Electoral Area**: BALMORAL
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.1441
- **Current Land Use**: Belfast Urban Capacity Study

### Site Capacity
- **Site Capacity**: 5

### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

### Land Use Zoning
- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

### Absolute Constraints
- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
  - **Historic Park, Garden and Demesne**: NONE
  - **Urban Landscape Wedge**: NONE
  - **Area of Existing Open Space**: NONE
  - **Potential Open Space**: NONE
  - **Land identified for Health Use**: NONE
  - **River (Fluvial) Floodplain**: MINOR
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2686
Source: Housing Monitor
HM Ref: 20214
UCS Character Area: WIDER CITY
Address: 119 - 125 STOCKMANS LANE
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1691
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SIGNIFICANT
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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### Site Suitability Assessment

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<td>Surface Water</td>
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<td>Topography</td>
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### Utilities on Site:
- Known Contamination and Ground Stability Issues: 
- Neighbouring Area Characteristics: 
- Residential Area Characteristics: 
  - Protected Route: VERY CLOSE
  - Distance from Arterial Route: 400m+
  - Highway Access to Site: VERY CLOSE
  - Distance from Bus Stop: WITHIN 100m
  - Distance from Train Halt: 400m+
  - Cycling Distance to City Centre: 10Mins+ CYCLE
  - Walking Distance to City Centre: 10Mins+ WALK

### Availability

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<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<td>Site for Sale:</td>
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<td>Ownership:</td>
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### Achievability

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<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
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<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

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<th>Answer</th>
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### Yield, Phasing & Type

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<td>Potential Housing Type</td>
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<td>Employment Density Assumption</td>
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<td>Comments</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2687
Source: Housing Monitor
HM Ref: 21037
UCS Character Area: WIDER CITY
Address: LANDS ADJACENT TO MCKINNEY HOUSE, MUSGRAVE PARK
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.4749

Description:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
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<tr>
<th>District Centre:</th>
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| Utilities on Site: | |
| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |
| Residential Area Characteristics: | |
| Protected Route: | VERY CLOSE |
| Distance from Arterial Route: | 400m+ |
| Highly Access to Site: | ADJACENT |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 200-400m |
| Cycling Distance to City Centre: | 10Mins+ CYCLE |
| Walking Distance to City Centre: | 10Mins+ WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

### Availability

| Planning History: | |
| Site for Sale: | |
| Ownership: | Private |
| Willing Owner: | |

| Current Availability: | |
| Multiple Ownerships: | |
| Potential for Ransom Strips: | |

### Achievability

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 12 |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2689
Source: Housing Monitor
HM Ref: 13094
UCS Character Area: WIDER CITY
Address: REAR OF 37 FINAGHY ROAD NORTH
Postcode: BT 086
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.2806
Current Land Use: Belfast Urban Capacity Study
Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2694
Source: Housing Monitor
HM Ref: 19367
UCS Character Area: WIDER CITY
Address: 134 FINAGHY ROAD SOUTH
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1182
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Site for Sale
Ownership: Private
Willing Owner: NONE

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2700
Source: Housing Monitor
HM Ref: 20123
UCS Character Area: WIDER CITY
Address: 7 - 11 THE PLATEAU PINEY HILLS
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.2226
Current Land Use:

Description:

Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:

### Availability

#### Planning History:
- Site for Sale: Private

#### Current Availability:
- Multiple Ownerships: Private
- Potential for Ransom Strips: Private

### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System: None
- Infrastructure Constraints - Transport Network: None

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<td>Is the Site Available?</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 9
  - **Potential Housing Type:** Apartment/Flat

- **Employment Density Assumption:**
- **Employment Yield:**
- **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):
- **Protected Route:** VERY CLOSE
- **Distance from Arterial Route:** WITHIN 100m
- **Highway Access to Site:** VERY CLOSE
- **Distance from Bus Stop:** WITHIN 100m
- **Distance from Train Halt:** 400m+
- **Cycling Distance to City Centre:** 10Mins+ CYCLE
- **Walking Distance to City Centre:** 10Mins+ WALK

### Current Availability:
- Multiple Ownerships: Private
- Potential for Ransom Strips: Private
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2705
Source: Housing Monitor
HM Ref: 21036
UCS Character Area: WIDER CITY
Address: LANDS TO EAST OF 45 STOCKMANS WAY
Postcode: BT 122
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1052
Current Land Use: 
Description: 
Site Capacity: 32

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: MINOR
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability:
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 32
Potential Housing Type: Semi-Detached
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:53:06 AM
Ref: 2705
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2719
Source: Housing Monitor
HM Ref: 12811
UCS Character Area: WIDER CITY
Address: LANDS AT LONGHURST, UPPER MALONE ROAD
Postcode: BT17
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 2.0893
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tr>
<td>Shopping / Commerical Area:</td>
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<td>Monument Record:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
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<tr>
<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
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<td>Willing Owner:</td>
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## Achievability

<table>
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<tr>
<th>Market Attractiveness:</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

<table>
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<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tr>
<td>Is the Site Available?</td>
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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</tbody>
</table>

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
|-----------------------------|-------------------------------|
| Refined Density Assumption: |
| Housing Yield: 5 |
| Potential Housing Type: Detached |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
### Site Information

<table>
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<tr>
<th>UCS Unique Ref</th>
<th>HM Ref</th>
<th>UCS Character Area</th>
<th>Source</th>
<th>Address</th>
<th>Postcode</th>
<th>District Electoral Area</th>
<th>Area Working Group</th>
<th>Site Area (ha)</th>
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<tr>
<td>2720</td>
<td>19496</td>
<td>WIDER CITY</td>
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<td>79 &amp; 81 STOCKMANS LANE</td>
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### Planning History

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<tr>
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<tr>
<td>Planning granted for employment use:</td>
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<td>Employment Planning Reference No.:</td>
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<td>Employment Planning Proposal Description:</td>
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<td>Planning granted for other land use:</td>
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<td>Other use Planning Reference No.:</td>
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<td>Other use Proposal Description:</td>
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### Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning:</th>
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</thead>
<tbody>
<tr>
<td>Mixed Zoning:</td>
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<tr>
<td>Housing Zoning:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Absolute Constraints

| Sites below 0.1ha or 5 residential units: |     |
| Evidence that the site is being developed for alternative use: |     |
| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | NONE |
| River (Fluvial) Floodplain: | SIGNIFICANT |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: |     |
Site Suitability Assessment

District Centre: No
Shopping / Commericial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: SIGNIFICANT
Conservation Area: NONE
ASSII: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

**Site Information**
- UCS Unique Ref: 2721
- Source: Housing Monitor
- HM Ref: 381
- UCS Character Area: WIDER CITY
- Address: 4 UPPER LISBURN ROAD
- Postcode: BT10
- District Electoral Area: BALMORAL
- Area Working Group: SOUTH
- Site Area (ha): 0.1357
- Current Land Use: Belfast Urban Capacity Study
- Description: 
- Site Capacity: 11

**Planning History**
- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

**Land Use Zoning**
- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

**Absolute Constraints**
- Sites below 0.1ha or 5 residential units: 
- Evidence that the site is being developed for alternative use: 
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: MINOR
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: CONSIDERABLE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 

4/19/2018 9:44:27 AM Ref: 2721
Site Suitability Assessment

- District Centre: No
- Shopping / Commerical Area: NONE
- Area of Townscape Character:
- Lagan Valley Regional Park: NONE
- LLPA: MINOR
- Site of Local Nature Conservation Importance:
- AQMA: NONE
- Conservation Area: NONE
- ASSSI: NONE
- Monument Record: NONE
- Neighbourhood Renewal Area:
- Listed Building: MINOR
- Tidal Flood Plain: NONE
- Surface Water: MINOR
- Topography:

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
- Site for Sale: Private
- Ownership: Private
- Willing Owner:

Current Availability:
- Multiple Ownership:
- Potential for Ransom Strips:

Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
- Housing Yield: 11
- Potential Housing Type: Apartment/Flat

Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:
- Comments:
### Site Information

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<tr>
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<td>WIDER CITY</td>
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<tr>
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<td>BT7</td>
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</table>

### Planning History

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tr>
<td>Planning granted for residential use</td>
<td>Yes</td>
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<tr>
<td>UCS Residential Planning Reference No.</td>
<td></td>
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<tr>
<td>Planning granted for employment use</td>
<td></td>
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<tr>
<td>Employment Planning Reference No.</td>
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</tr>
<tr>
<td>Employment Planning Proposal Description</td>
<td></td>
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<tr>
<td>Planning granted for other land use</td>
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<td></td>
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<tr>
<td>Other use Planning Reference No.</td>
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<td></td>
</tr>
<tr>
<td>Other use Proposal Description</td>
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### Land Use Zoning

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Employment Zoning</td>
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</tr>
<tr>
<td>Mixed Zoning</td>
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</tr>
<tr>
<td>Housing Zoning</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### Absolute Constraints

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tr>
<td>Sites below 0.1ha or 5 residential units</td>
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<tr>
<td>Evidence that the site is being developed for alternative use</td>
<td></td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
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</tr>
<tr>
<td>Site Retained for further assessment</td>
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</tr>
<tr>
<td>Size of Site Retained</td>
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4/19/2018 9:41:49 AM
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:

| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |

### Residential Area Characteristics:

| Protected Route: | VERY FAR |
| Distance from Arterial Route: | 200-400m |
| Highway Access to Site: | VERY CLOSE |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 400m+ |
| Cycling Distance to City Centre: | 10Min CYCLE |
| Walking Distance to City Centre: | 10Mins+ WALK |

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

| Planning History: | |
| Site for Sale: | |
| Ownership: | Private |
| Willing Owner: | |

### Achievability

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 42 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 2727
Source: Housing Monitor
HM Ref: 20193
UCS Character Area: WIDER CITY
Address: 124 FINAGHY ROAD SOUTH
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.0801
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site: NONE
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Public Sector (DSD/BCC/NIHE)
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Public Sector (DSD/BCC/NIHE)

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 5
Housing Yield:
Potential Housing Type: Apartment/Flat
Employment Density Assumption: Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2733
Source: Housing Monitor
HM Ref: 12930
UCS Character Area: WIDER CITY
Address: 37-43B UPPER LISBURN ROAD
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.4778
Current Land Use:
Description:
Site Capacity: 11

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2735
Source: Housing Monitor
HM Ref: 20128
UCS Character Area: WIDER CITY
Address: 232-238 MALONE ROAD
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1663
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<td>Shopping / Commerical Area:</td>
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### Availability

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### Achievability

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<tr>
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<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: |
| Housing Yield: | 7 |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
**Site Information**

- **UCS Unique Ref**: 2736
- **Source**: Housing Monitor
- **HM Ref**: 18315
- **UCS Character Area**: WIDER CITY
- **Address**: 172 FINAGHY ROAD SOUTH
- **Postcode**: BT10
- **District Electoral Area**: BALMORAL
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.1258

**Planning History**

- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

**Land Use Zoning**

- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

**Absolute Constraints**

- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
  - **Historic Park, Garden and Demesne**: NONE
  - **Urban Landscape Wedge**: NONE
  - **Area of Existing Open Space**: NONE
  - **Potential Open Space**: NONE
  - **Land identified for Health Use**: NONE
  - **River (Fluvial) Floodplain**: NONE
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History:
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner: NONE

Current Availability:
Multiple Ownerships: NONE
Potential for Ransom Strips: NONE

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Belfast Urban Capacity Study

#### Site Information
- **UCS Unique Ref**: 2742
- **Source**: Housing Monitor
- **HM Ref**: 20609
- **UCS Character Area**: WIDER CITY
- **Address**: 140-144 FINAGHY ROAD SOUTH
- **postcode**: BT10
- **District Electoral Area**: BALMORAL
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.1702

#### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**
- **Planning granted for employment use**
- **Employment Planning Reference No.**
- **Employment Planning Proposal Description**
- **Planning granted for other land use**
- **Other use Planning Reference No.**
- **Other use Proposal Description**

#### Land Use Zoning
- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

#### Absolute Constraints
- **Sites below 0.1ha or 5 residential units**
- **Evidence that the site is being developed for alternative use**
- **Historic Park, Garden and Demesne**: NONE
- **Urban Landscape Wedge**: NONE
- **Area of Existing Open Space**: NONE
- **Potential Open Space**: NONE
- **Land identified for Health Use**: NONE
- **River (Fluvial) Floodplain**: NONE
- **Special Protection Area**: NONE
- **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**:

---

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Ref: 2742
Page 1 of 2
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: VERY close
Distance from Arterial Route: 400m+
Highway Access to Site: VERY close
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: Current Availability: Site for Sale: Multiple Ownerships: Ownership: Private Potential for Ransom Strips: Willing Owner: 

Achievability
Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:39:01 AM
Ref: 2742
### Site Information

- **UCS Unique Ref:** 2745
- **Source:** Housing Monitor
- **HM Ref:** 20199
- **UCS Character Area:** WIDER CITY
- **Address:** LANDS AT ARDMORE AVENUE
- **Postcode:** BT 086
- **District Electoral Area:** BALMORAL
- **Area Working Group:** SOUTH
- **Site Area (ha):** 0.0977
- **Current Land Use:**

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:**
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:**

---

4/19/2018 9:52:33 AM  Ref: 2745
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: NONE

Current Availability:
Multiple Ownerships: Yes
Potential for Ransom Strips: YES

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2749
Source: Housing Monitor
HM Ref: 177
UCS Character Area: WIDER CITY - OUTSIDE
Address: LANDS TO THE REAR OF HAMPTON PARK
Postcode: BT 127
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 3.5240
Current Land Use:

Description:

Site Capacity: 35

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

| District Centre: | No |
| Shopping / Commerical Area: | NONE |
| Area of Townscape Character: | MINOR |
| Lagan Valley Regional Park: | NONE |
| Site of Local Nature Conservation Importance: | AQMA: NONE |
| Conservation Area: | ASSSI: NONE |
| Monument Record: | Neighbourhood Renewal Area: |
| Listed Building: | NONE |
| Tidal Flood Plain: | NONE |
| Surface Water: | MINOR |
| Topography: |

| Utilities on Site: | Known Contamination and Ground Stability Issues: |
| Neighbouring Area Characteristics: |
| Residential Area Characteristics: | Protected Route: VERY FAR |
| Distance from Arterial Route: | HIGHWAY ACCESS TO SITE: VERY CLOSE |
| Distance from Bus Stop: | Distance from Train Halt: 400m+ |
| Cycling Distance to City Centre: | Walking Distance to City Centre: 10Min CYCLE 10Mins+ WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): |

### Availability

| Planning History: |
| Current Availability: |
| Site for Sale: |
| Ownership: Private |
| Willing Owner: |

### Achievability

| Market Attractiveness: |
| Infrastructure Constraints - Waste Water Treatment System: |
| Infrastructure Constraints - Transport Network: |

### Conclusions

| Is the Site Suitable? |
| Is the Site Available? |
| Is the Site Achievable? |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
| Refined Density Assumption: |
| Housing Yield: |
| Potential Housing Type: |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2752

Source: Housing Monitor

HM Ref: 12192

UCS Character Area: WIDER CITY

Address: 35-37 DIAMOND GARDENS

Postcode: BT10

District Electoral Area: BALMORAL

Area Working Group: SOUTH

Site Area (ha): 0.4121

Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 46

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE

Mixed Zoning: NONE

Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 46
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<td>HM Ref</td>
<td>12335</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
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<tr>
<td>Address</td>
<td>188 UPPER MALONE ROAD AND BRACKENWOOD LANE</td>
</tr>
<tr>
<td>Postcode</td>
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<tr>
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</tr>
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<tr>
<td>Site Capacity</td>
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</table>

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning</td>
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</tbody>
</table>

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:**
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:**
- **Size of Site Retained:**
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: SIGNIFICIANT
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Available
Planning History:
Site for Sale: Private
Ownership: 
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2754
Source: Housing Monitor
HM Ref: 13024
UCS Character Area: WIDER CITY
Address: 114 UPPER LISBURN ROAD
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.2245
Current Land Use:
Description:

Site Capacity: 19

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:37:58 AM Ref: 2754
## Site Suitability Assessment

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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
<td>NONE</td>
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<td>Topography:</td>
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</tr>
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</table>

| Utilities on Site: | |
| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |
| Residential Area Characteristics: | VERY CLOSE |
| Protected Route: | |
| Distance from Arterial Route: | 400m+ |
| Highways Access to Site: | VERY CLOSE |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 200-400m |
| Cycling Distance to City Centre: | 10Mins+ CYCLE |
| Walking Distance to City Centre: | 10Mins+ WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

## Availability

| Planning History: | |
| Site for Sale: | |
| Ownership: | Private |
| Willing Owner: | |

## Achievability

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

## Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 19 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2756
Source: Housing Monitor
HM Ref: 9024
UCS Character Area: WIDER CITY
Address: 47 & 49, INCLUDING REAR OF 45 DIAMOND GARDENS
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.2382
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:45:25 AM
Ref: 2756
**Site Suitability Assessment**

**District Centre:** No

**Shopping / Commercial Area:** NONE

**Area of Townscape Character:**

**Lagan Valley Regional Park:** NONE

**LLPA:** NONE

**Site of Local Nature Conservation Importance:**

**AQMA:** NONE

**Conservation Area:** NONE

**ASSSI:** NONE

**Monument Record:** NONE

**Neighbourhood Renewal Area:**

**Listed Building:** NONE

**Tidal Flood Plain:** NONE

**Surface Water:** MINOR

**Topography:**

**Utilities on Site:**

**Known Contamination and Ground Stability Issues:**

**Neighbouring Area Characteristics:**

**Residential Area Characteristics:**

**Protected Route:** VERY CLOSE

**Distance from Arterial Route:** 400m+

**Highway Access to Site:** VERY CLOSE

**Distance from Bus Stop:** 100-200m

**Distance from Train Halt:** WITHIN 100m

**Cycling Distance to City Centre:** 10Mins+ CYCLE

**Walking Distance to City Centre:** 10Mins+ WALK

**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

**Availability**

**Current Availability:**

**Multiple Ownerships:**

**Potential for Ransom Strips:**

**Achievability**

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

**Conclusions**

**Is the Site Suitable?** Housing

**Is the Site Available?** Yes

**Is the Site Achievable?** Yes

**Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

**Housing Yield:** 6

**Potential Housing Type:** Semi-Detached

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**

4/19/2018 9:45:25 AM         Ref: 2756
**Belfast Urban Capacity Study**

### Site Information

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<td>Source:</td>
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### Planning History

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<tr>
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<tr>
<td>Planning granted for other land use:</td>
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<td>Other use Planning Reference No.:</td>
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<td>Other use Proposal Description:</td>
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### Land Use Zoning

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<td>Employment Zoning:</td>
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<td>Housing Zoning:</td>
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### Absolute Constraints

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<td>Evidence that the site is being developed for alternative use:</td>
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<td>Historic Park, Garden and Demesne:</td>
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<td>Urban Landscape Wedge:</td>
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<td>Area of Existing Open Space:</td>
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<td>Potential Open Space:</td>
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<td>Land identified for Health Use:</td>
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<td>River (Fluvial) Floodplain:</td>
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<td>Special Protection Area:</td>
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4/19/2018 9:47:11 AM  Ref: 2760  Page 1 of 2
## Site Suitability Assessment

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<thead>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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</table>

### Utilities on Site:
- **Known Contamination and Ground Stability Issues:** 
- **Neighbouring Area Characteristics:**
- **Residential Area Characteristics:**
- **Protected Route:** CLOSE
- **Distance from Arterial Route:** WITHIN 100m
- **Highway Access to Site:** VERY CLOSE
- **Distance from Bus Stop:** WITHIN 100m
- **Distance from Train Halt:** 400m+
- **Cycling Distance to City Centre:** 10Min CYCLE
- **Walking Distance to City Centre:** 10Mins+ WALK
- **Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownership:</td>
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<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

### Conclusions

| Housing Density Assumption (Dwellings per hectare): |
| Approved planning density |
| Refined Density Assumption: |
| Housing Yield: 6 |
| Potential Housing Type: Apartment/Flat |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |

---

4/19/2018 9:47:11 AM  Ref: 2760
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2763
Source: Housing Monitor
HM Ref: 12671
UCS Character Area: WIDER CITY
Address: 29 DIAMOND GARDENS
Postcode: BT10
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1711
Current Land Use:

Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:51 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:42:51 AM
Ref: 2763
**Belfast Urban Capacity Study**

### Site Information

<table>
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<th>Item</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2776</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20811</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>31 SAINTFIELD ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT8</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BALMORAL</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.1610</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Planning granted for residential use: Yes</td>
</tr>
</tbody>
</table>

### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.:  (Not specified)
- Planning granted for employment use:  (Not specified)
- Employment Planning Reference No.:  (Not specified)
- Employment Planning Proposal Description:  (Not specified)
- Planning granted for other land use:  (Not specified)
- Other use Planning Reference No.:  (Not specified)
- Other use Proposal Description:  (Not specified)

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

### Absolute Constraints

- Sites below 0.1ha or 5 residential units: NONE
- Evidence that the site is being developed for alternative use: NONE
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained:  (Not specified)
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Shopping / Commercial Area</th>
<th>Area of Townscape Character</th>
<th>Lagan Valley Regional Park</th>
<th>LLPA</th>
<th>Site of Local Nature Conservation Importance</th>
<th>AQMA</th>
<th>Conservation Area</th>
<th>ASSSI</th>
<th>Monument Record</th>
<th>Neighbourhood Renewal Area</th>
<th>Listed Building</th>
<th>Tidal Flood Plain</th>
<th>Surface Water</th>
<th>Topography</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>MINOR</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
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<td>NONE</td>
<td>MINOR</td>
<td>NONE</td>
<td>MINOR</td>
<td>MINOR</td>
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</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues
- Neighbouring Area Characteristics

### Residential Area Characteristics:

<table>
<thead>
<tr>
<th>Protected Route</th>
<th>Distance from Arterial Route</th>
<th>Highway Access to Site</th>
<th>Distance from Bus Stop</th>
<th>Distance from Train Halt</th>
<th>Cycling Distance to City Centre</th>
<th>Walking Distance to City Centre</th>
<th>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERY CLOSE</td>
<td>400m+</td>
<td>VERY CLOSE</td>
<td>WITHIN 100m</td>
<td>400m+</td>
<td>0Mins+ CYCLE</td>
<td>0Mins+ WALK</td>
<td></td>
</tr>
</tbody>
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### Topography:

<table>
<thead>
<tr>
<th>Site Suitability Assessment</th>
<th>Planning History</th>
<th>Current Availability</th>
<th>Site for Sale</th>
<th>Multiple Ownerships</th>
<th>Potential for Ransom Strips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
<th>Infrastructure Constraints - Transport Network:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>11</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
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4/19/2018 9:43:18 AM Ref: 2776
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2777
Source: Housing Monitor
HM Ref: 18528
UCS Character Area: WIDER CITY - OUTSIDE
Address: BELVOIR PARK HOSPITAL, HOSPITAL ROAD
Postcode: BT8
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 9.5795
Current Land Use: 

Site Capacity: 310

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Ref: 2777
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## Site Suitability Assessment

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<td>Area of Townscape Character</td>
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<tr>
<td>Lagan Valley Regional Park</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
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<tr>
<td>ASSSI</td>
<td>NONE</td>
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<tr>
<td>Monument Record</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
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<td>Surface Water</td>
<td>MINOR</td>
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<tr>
<td>Topography</td>
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<tr>
<td>Utilities on Site</td>
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<tr>
<td>Known Contamination and Ground Stabilty Issues</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
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</tr>
<tr>
<td>Residential Area Characteristics</td>
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</tr>
<tr>
<td>Protected Route</td>
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<tr>
<td>Distance from Arterial Route</td>
<td>400m+</td>
</tr>
<tr>
<td>Highway Access to Site</td>
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</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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## Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
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<tbody>
<tr>
<td>Site for Sale</td>
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<tr>
<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
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<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

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<thead>
<tr>
<th>Assumption</th>
<th>Yield</th>
<th>Type</th>
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<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Semi-Detached</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2778
Source: Housing Monitor
HM Ref: 12145
UCS Character Area: WIDER CITY
Address: LANDS AT COLESHELL GARDENS
Postcode: BT8
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.1745
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

**District Centre:** No

**Shopping / Commerical Area:** NONE

**Area of Townscape Character:**
- Lagan Valley Regional Park: NONE
- LLPA: NONE

**Site of Local Nature Conservation Importance:**
- AQMA: NONE
- Conservation Area: NONE
- ASSSI: NONE
- Monument Record: NONE

**Neighbourhood Renewal Area:**
- Listed Building: NONE
- Tidal Flood Plain: NONE
- Surface Water: MINOR

**Utilities on Site:**
- Known Contamination and Ground Stability Issues: NONE

**Neighbouring Area Characteristics:**

**Residential Area Characteristics:**
- Protected Route: CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: ADJACENT
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Availability**

**Planning History:**
- Site for Sale: 
- Ownership: Private
- Willing Owner: 

**Current Availability:**
- Multiple Ownerships:
- Potential for Ransom Strips:

**Achievability**

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

**Conclusions**

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

**Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

**Housing Yield:**
- 12

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Site Information

UCS Unique Ref: 2779
Source: Housing Monitor
HM Ref: 20815
UCS Character Area: WIDER CITY
Address: 79 - 81 CHURCH ROAD

Postcode: BT8
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.3204
Current Land Use: 

Description:

Site Capacity: 17

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
<td>NONE</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

### Planning History:

<table>
<thead>
<tr>
<th>Site for Sale:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
</table>

### Current Availability:
- Multiple Ownerships:
- Potential for Ransom Strips:

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: |                        |
| Housing Yield: | 17                     |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: |                        |
| Employment Yield: |                        |
| Potential Employment Type: |                        |
| Traveller Site: |                        |
| Phase: |                        |
| Comments: |                        |
Site Information

UCS Unique Ref: 2781
Source: Housing Monitor
HM Ref: 21518
UCS Character Area: ARTERIAL ROUTE
Address: 787-789 LISBURN ROAD

Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 0.0782
Current Land Use:

Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Ref: 2781
### Site Suitability Assessment

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** MINOR  
**Listed Building:** MINOR  
**Tidal Flood Plain:** NONE  
**Surface Water:** CONSIDERABLE  
**Topography:**  

### Availability

**Planning History:**  
**Site for Sale:**  
**Ownership:** Private  
**Willing Owner:**  

### Achievability

**Market Attractiveness:**  
**Infrastructure Constraints - Waste Water Treatment System:**  
**Infrastructure Constraints - Transport Network:**  

### Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 6  
**Potential Housing Type:** Townhouse  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**  

---

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2782
Source: Housing Monitor
HM Ref: 21529
UCS Character Area: WIDER CITY
Address: LAND ADJACENT TO QUEEN'S UNIVERSITY PLAYING FIELDS
Postcode: BT9
District Electoral Area: BALMORAL
Area Working Group: SOUTH
Site Area (ha): 1.5109

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: MINOR
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:

Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

<table>
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</tr>
<tr>
<td>HM Ref</td>
<td>20759</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>126-130 SANDY ROW AND 39-49 ALBION STREET</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT12</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.2023</td>
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<tr>
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</tr>
<tr>
<td>Description</td>
<td>Units completed. Ensure all HM figures are taken form the units remaining field.</td>
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<td>Site Capacity</td>
<td>18</td>
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### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Details</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Mixed Zoning</td>
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</tr>
<tr>
<td>Housing Zoning</td>
<td>MINOR</td>
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</table>

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** No
- **Evidence that the site is being developed for alternative use:** No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** No
- **Size of Site Retained:**
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 18
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2785
Source: Housing Monitor
HM Ref: 12985
UCS Character Area: CITY CENTRE
Address: 66 GREAT VICTORIA STREET
Postcode: BT12 / BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1485
Current Land Use:
Description:
Site Capacity: 20

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Site Suitability Assessment

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:

Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner: Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 20
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2787
Source: Housing Monitor
HM Ref: 19231
UCS Character Area: ARTERIAL ROUTE
Address: 2, 4 MALONE AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0264
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:41:18 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SIGNIFICANT
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:41:18 AM Ref: 2787
## Belfast Urban Capacity Study

### Site Information

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<tr>
<td>HM Ref</td>
<td>20918</td>
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<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
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<tr>
<td>Address</td>
<td>13 PARK LANE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT9</td>
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<tr>
<td>District Electoral Area</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
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<td>Site Area (ha)</td>
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### Planning History

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<td>Employment Planning Reference No.</td>
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<td>Employment Planning Proposal Description</td>
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<td>Planning granted for other land use</td>
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<td>Other use Planning Reference No.</td>
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<td>Other use Proposal Description</td>
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### Land Use Zoning

<table>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<td>Mixed Zoning</td>
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<td>Housing Zoning</td>
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### Absolute Constraints

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<tr>
<td>Evidence that the site is being developed for alternative use</td>
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<td>Historic Park, Garden and Demesne</td>
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<td>Urban Landscape Wedge</td>
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<td>Area of Existing Open Space</td>
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<td>Potential Open Space</td>
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<td>Land identified for Health Use</td>
<td>NONE</td>
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<tr>
<td>River (Fluvial) Floodplain</td>
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</tr>
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<td>Special Protection Area</td>
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<td>RAMSAR</td>
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<td>Site Retained for further assessment</td>
<td>Yes</td>
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<td>Size of Site Retained</td>
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</table>
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments: 

4/19/2018 9:38:38 AM Ref: 2791
## Site Information

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<td>Address:</td>
<td>32 - 34 AND LANDS TO THE REAR OF WELLINGTON PARK</td>
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## Planning History

<table>
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<td>UCS Residential Planning Reference No.:</td>
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<tr>
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<td>Planning granted for other land use:</td>
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<td>Other use Planning Reference No.:</td>
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<td>Other use Proposal Description:</td>
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## Land Use Zoning

<table>
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<tr>
<th>Employment Zoning:</th>
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<tbody>
<tr>
<td>Mixed Zoning:</td>
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<tr>
<td>Housing Zoning:</td>
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</table>

## Absolute Constraints

| Sites below 0.1ha or 5 residential units: | |
| Evidence that the site is being developed for alternative use: | |
| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | NONE |
| River (Fluvial) Floodplain: | NONE |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | |

---

4/19/2018 9:43:22 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: NONE

Current Availability:
Multiple Ownerships: None
Potential for Ransom Strips: None

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable?
Housing
Is the Site Available?
Yes
Is the Site Achievable?
Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield:
9
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:43:22 AM
Ref: 2797
Site Information

UCS Unique Ref: 2798
Source: Housing Monitor
HM Ref: 12235
UCS Character Area: INNER CITY
Address: 2A FANE STREET
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0515
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:57 AM
### Site Suitability Assessment

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<td>Site of Local Nature Conservation Importance:</td>
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<td>Monument Record:</td>
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<td>Listed Building:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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### Utilities on Site:

- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: FAR

### Planning History:

- Site for Sale: Site for Sale
- Ownership: Private
- Willing Owner: WILLING OWNER

### Availability

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<tr>
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<td>Ownership:</td>
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### Achievability

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<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

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<thead>
<tr>
<th>Is the Site Suitable?</th>
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<td>Is the Site Available?</td>
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### Yield, Phasing & Type

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<tr>
<td>Approved planning density</td>
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<tr>
<td>Phase:</td>
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<td>Comments:</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2799
Source: Housing Monitor
HM Ref: 20006
UCS Character Area: ARTERIAL ROUTE
Address: THE CLOISTERS, LANDS OPPOSITE 132 -150 ORMEAU ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.4081
Current Land Use: Underutilised site
Description: Site currently used as storage yard.

Urban Capacity Zoning

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: PENDING
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4081

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commercial Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
<td>Flat</td>
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</table>

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

### Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

### Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

### Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

### Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): pending planning density

Refined Density Assumption:

Housing Yield: 40

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
**Belfast Urban Capacity Study**

### Site Information

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<tr>
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<tr>
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**Description:**

Site Capacity: 5

### Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

### Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

### Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: MINOR
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:41:47 AM
Ref: 2800
###Site Information

**UCS Unique Ref**: 2801  
**Source**: Housing Monitor  
**HM Ref**: 13124  
**UCS Character Area**: INNER CITY  
**Address**: 56 ULSTERVILLE AVENUE  

**Postcode**: BT9  
**District Electoral Area**: BOTANIC  
**Area Working Group**: SOUTH  
**Site Area (ha)**: 0.0708  
**Current Land Use**: Underutilised site  
**Description**: This must be an historical HM ref as there are no recent applications on the portal since 2010.  
**Site Capacity**: 14

###Planning History

- Planning granted for residential use: No  
- UCS Residential Planning Reference No.:  
- Planning granted for employment use: No  
- Employment Planning Reference No.:  
- Employment Planning Proposal Description:  
- Planning granted for other land use: No  
- Other use Planning Reference No.:  
- Other use Proposal Description: 

###Land Use Zoning

- Employment Zoning: NONE  
- Mixed Zoning: NONE  
- Housing Zoning: NONE

###Absolute Constraints

- Sites below 0.1ha or 5 residential units: No  
- Evidence that the site is being developed for alternative use: No  
- Historic Park, Garden and Demesne: NONE  
- Urban Landscape Wedge: NONE  
- Area of Existing Open Space: NONE  
- Potential Open Space: NONE  
- Land identified for Health Use: NONE  
- River (Fluvial) Floodplain: NONE  
- Special Protection Area: NONE  
- RAMSAR: NONE  
- Site Retained for further assessment: Yes  
- Size of Site Retained: 0.0708
**Site Suitability Assessment**

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</tr>
</tbody>
</table>

**Availability**

| Planning History:                           | Current Availability: | Ongoing use not expected to cease |
| Site for Sale:                               | No                      |                                |
| Ownership:                                   | Private                 |                                |
| Willing Owner:                               | Unknown                 |                                |

**Achievability**

| Market Attractiveness:                      | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network:     | Network can accommodate new development |

**Conclusions**

| Is the Site Suitable?           | Housing |
| Is the Site Available?          | No      |
| Is the Site Achievable?         | Yes     |

**Yield, Phasing & Type**

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                           |                           |
| Housing Yield:                                        | 14                      |
| Potential Housing Type:                                | Apartment/Flat           |
| Employment Density Assumption:                         |                           |
| Employment Yield:                                     |                           |
| Potential Employment Type:                             |                           |
| Traveller Site:                                        |                           |
| Phase:                                                 |                           |
| Comments:                                              |                           |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2802
Source: Housing Monitor
HM Ref: 12998
UCS Character Area: CITY CENTRE
Address: 8 MAXWELL STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0964
Current Land Use:

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<td>District Centre:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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## Availability

### Planning History:
- Site for Sale:
- Ownership: Private
- Willing Owner:

### Current Availability:
- Multiple Ownerships:
- Potential for Ransom Strips:

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- Housing Yield: 46
- Potential Housing Type: Apartment/Flat

### Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:

### Traveller Site:
- Phase:
- Comments:
## Site Information

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<td>Address</td>
<td>122 EGLANTINE AVENUE</td>
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## Planning History

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## Land Use Zoning

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<tbody>
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<td>Employment Zoning</td>
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## Absolute Constraints

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<td>Evidence that the site is being developed for alternative use</td>
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<td>Historic Park, Garden and Demesne</td>
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**Site Suitability Assessment**

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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

**Availability**

Planning History:
- Site for Sale: Private

Current Availability:
- Ownership: Multiple Ownerships
- Willing Owner: Potential for Ransom Strips

**Achievability**

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

**Conclusions**

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

**Yield, Phasing & Type**

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: Carefully assess current planning density
- Housing Yield: 5
- Potential Housing Type: Apartment/Flat
- Employment Density Assumption: Carefully assess current employment density
- Employment Yield: Carefully assess current employment density
- Potential Employment Type: Carefully assess current employment density
- Traveller Site: Carefully assess current traveller site
- Phase: Carefully assess current phase
- Comments: Carefully assess current comments
## Site Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2807</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>12037</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>METHODIST CHURCH 21 UNIVERSITY ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT9</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
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<td>Site Area (ha)</td>
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## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.:
- Planning granted for employment use:
- Employment Planning Reference No.:
- Employment Planning Proposal Description:
- Planning granted for other land use:
- Other use Planning Reference No.:
- Other use Proposal Description:

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained:

---

4/19/2018 9:53:33 AM  Ref: 2807
Site Suitability Assessment

District Centre: No

Utilities on Site:
Known Contamination and Ground Stability Issues:

Shopping / Commercial Area: NONE

Neighbouring Area Characteristics:

Area of Townscape Character: NONE

Residential Area Characteristics:

Lagan Valley Regional Park: NONE

Protected Route: VERY FAR

Site of Local Nature Conservation Importance:

Distance from Arterial Route: WITHIN 100m

AQMA: NONE

Distance from Bus Stop: WITHIN 100m

Conservation Area: SERIOUS

Distance from Train Halt: 200-400m

ASSSI: NONE

Cycling Distance to City Centre: 5Min CYCLE

Monument Record: CONSIDERABLE

Walking Distance to City Centre: 5Min WALK

Neighbourhood Renewal Area:

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Listed Building: SIGNIFICANT

Availability

Tidal Flood Plain: NONE

Current Availability:

Surface Water: NONE

Multiple Ownerships:

Topography:

Potential for Ransom Strips:

Availability

Planning History:

Site for Sale:

Current Availability:

Ownership: Private

Multiple Ownerships:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 2813
Source: Housing Monitor
HM Ref: 18270
UCS Character Area: ARTERIAL ROUTE
Address: 102 MALONE ROAD

Postcode: BT 138
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.3326
Current Land Use: Vacant site

Description: Currently under construction.

LA04/2016/2281/F - Previously approved application Z/2004/1923/F and Z/2008/2477/F. Demolition and replacement of boundary walls to existing courtyard at existing building, minor alterations to fenestration and dormer flat roof to pitch. (additional detailed drawings and description)

Site Capacity: 16

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.3326

**Site Suitability Assessment**

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<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
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<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
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<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>SIGNIFICIANT</td>
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<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
<td>NONE</td>
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<td>Surface Water</td>
<td>NONE</td>
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<td>Topography</td>
<td>Slightly sloping</td>
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<td>Utilities on Site</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues</td>
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</tr>
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<td>Neighbouring Area Characteristics</td>
<td>Residential</td>
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<td>Residential Area Characteristics</td>
<td>Low density</td>
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<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
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<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Hall</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>10Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>10Mins+ WALK</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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**Availability**

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<td>Willing Owner:</td>
<td>Yes</td>
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<td>Current Availability:</td>
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</tr>
<tr>
<td>Multiple Ownerships:</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Market Attractiveness:</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</tbody>
</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Question</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2814
Source: Housing Monitor
HM Ref: 18469
UCS Character Area: WIDER CITY
Address: HILLSIDE CRESENT, BLADON DRIVE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.0865
Current Land Use: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: CONSIDERABLE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: CONSIDERABLE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 
Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 10
Potential Housing Type: Semi-Detached
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:50:03 AM
Site Information

UCS Unique Ref: 2815
Source: Housing Monitor
HM Ref: 20549
UCS Character Area: CITY CENTRE
Address: 69-71 GREAT VICTORIA STREET

Postcode: CC 029
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0447
Current Land Use: Underutilised site
Description: Historical HM site. No ref on portal after 2010.

Site Capacity: 36

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical app
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0447
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: 
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: No
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: High density
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved density
Refined Density Assumption:
Housing Yield: 36
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

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<th>2824</th>
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<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19887</td>
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<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>10 KING STREET</td>
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<td>CC 031</td>
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<tr>
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<td>BOTANIC</td>
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<td>Site Area (ha)</td>
<td>0.0215</td>
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<td>Current Land Use</td>
<td>Vacant site</td>
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<tr>
<td>Description</td>
<td>HM site. Historical, not showing in portal.</td>
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</table>

### Planning History

| Planning granted for residential use | Yes |
| Planning granted for employment use | No |
| Employment Planning Reference No. | Historical App |

### Land Use Zoning

| Employment Zoning | No |
| Mixed Zoning      | No |
| Housing Zoning    | No |

### Absolute Constraints

| Sites below 0.1ha or 5 residential units | No |
| Evidence that the site is being developed for alternative use | No |
| Historic Park, Garden and Demesne | NONE |
| Urban Landscape Wedge | NONE |
| Area of Existing Open Space | NONE |
| Potential Open Space | NONE |
| Land identified for Health Use | NONE |
| River (Fluvial) Floodplain | NONE |
| Special Protection Area | NONE |
| RAMSAR | NONE |
| Site Retained for further assessment | Yes |
| Size of Site Retained | 0.0215 |
### Site Suitability Assessment

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<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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<td>Shopping / Commercial Area</td>
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<td>Area of Townscape Character</td>
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<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
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<td>LLPA</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>AQMA</td>
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<td>ASSSI</td>
<td>NONE</td>
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<td>Monument Record</td>
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<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Tidal Flood Plain</td>
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<td>Surface Water</td>
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<td>Topography</td>
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### Availability

<table>
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<tbody>
<tr>
<td>Utilities on Site</td>
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<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td>Commercial</td>
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<td>Residential Area Characteristics</td>
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<td>Protected Route</td>
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<td>Distance from Arterial Route</td>
<td>200-400m</td>
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<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
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<tr>
<td>Walking Distance to City Centre</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
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<tbody>
<tr>
<td>Planning History</td>
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<tr>
<td>Site for Sale</td>
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<td>Ownership</td>
<td>Private</td>
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<td>Willing Owner</td>
<td>Unknown</td>
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<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare)</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption</td>
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<td>Housing Yield</td>
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<td>Potential Housing Type</td>
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<td>Employment Density Assumption</td>
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<td>Employment Yield</td>
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<td>Potential Employment Type</td>
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<tr>
<td>Traveller Site</td>
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<tr>
<td>Phase</td>
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<tr>
<td>Comments</td>
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</tbody>
</table>

4/19/2018 9:37:26 AM

Ref: 2824
Site Information

UCS Unique Ref: 2827
Source: Housing Monitor
HM Ref: 12396
UCS Character Area: INNER CITY
Address: 25 RYDALMERE STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0533
Current Land Use: Vacant site
Description: Site remains vacant. Not zoned for housing and no current planning permission. Historical HM ref?
Site Capacity: 20

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0533
## Site Suitability Assessment

<table>
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<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
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<td>Conservation Area</td>
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<tr>
<td>ASSSI</td>
<td>NONE</td>
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<tr>
<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>CONSIDERABLE</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
</tbody>
</table>

### Utilities on Site
- None

### Known Contamination and Ground Stability Issues
- No

### Neighbouring Area Characteristics
- Residential

### Residential Area Characteristics
- Medium density

### Protected Route
- VERY CLOSE

### Distance from Arterial Route
- 100m-200

### Highways Access to Site
- VERY CLOSE

### Distance from Bus Stop
- 100-200m

### Distance from Train Halt
- 400m+

### Cycling Distance to City Centre
- 5Min CYCLE

### Walking Distance to City Centre
- 5Min WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
<td>No</td>
</tr>
<tr>
<td>Ownership</td>
<td>Public Sector (DSD/BCC/NIHE)</td>
</tr>
<tr>
<td>Willing Owner</td>
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</tbody>
</table>

### Current Availability
- Vacant

### Multiple Ownership
- No

### Potential for Ransom Strips
- No

### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare)</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption</td>
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<td>Housing Yield</td>
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<td>Potential Housing Type</td>
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<td>Employment Density Assumption</td>
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<td>Employment Yield</td>
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</tr>
<tr>
<td>Potential Employment Type</td>
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</tr>
<tr>
<td>Traveller Site</td>
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<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2828
Source: Housing Monitor
HM Ref: 366
UCS Character Area: ARTERIAL ROUTE
Address: 155-177 LISBURN ROAD, 16 ASHLEY AVE. & 3-7 TATES A
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2531
Current Land Use: Underutilised site
Description: This is a prominent site on the Lisburn Road which has been derelict form some time. The site has recently been on the market. No recent applications on the planning portal therefore may be historical.
Site Capacity: 45

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2531
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: SERIOUS

Neighbourhood Renewal Area:
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Slightly sloping

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: Unknown
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 45
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:39:34 AM
Ref: 2828
Site Information

UCS Unique Ref: 2830
Source: Housing Monitor
HM Ref: 18948
UCS Character Area: INNER CITY
Address: 125 UNIVERSITY STREET

Description: Building appears to be vacant. No planning approvals since 2010 therefore may relate to an historical HM ref.

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0238

4/19/2018 9:38:26 AM Ref: 2830
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>Location/Character</th>
<th>Status</th>
<th>Utilities on Site</th>
<th>Known Contamination and Ground Stability Issues</th>
<th>Neighbouring Area Characteristics</th>
<th>Residential Area Characteristics</th>
<th>Protected Route</th>
<th>Distance from Arterial Route</th>
<th>Distance from Bus Stop</th>
<th>Distance from Train Halt</th>
<th>Cycling Distance to City Centre</th>
<th>Walking Distance to City Centre</th>
<th>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
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<td>None</td>
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</table>

**Availability**

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
<th>Multiple Ownerships</th>
<th>Potential for Ransom Strips</th>
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</thead>
<tbody>
<tr>
<td>Planning History</td>
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<tr>
<td>Site for Sale</td>
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<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
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<td>No</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Market likely to deliver</th>
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<tbody>
<tr>
<td>Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Transport Network</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

**Conclusions**

Is the Site Suitable?  Housing
Is the Site Available?  Yes
Is the Site Achievable?  Yes

**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare)</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

<table>
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<tr>
<th>Property</th>
<th>Details</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2831</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20105</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>249 - 259 ORMEAU ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT7</td>
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<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
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</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.2116</td>
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<tr>
<td>Current Land Use</td>
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<td>Description</td>
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<tr>
<td>Site Capacity</td>
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</table>

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: |
Planning granted for employment use: |
Employment Planning Reference No.: |
Employment Planning Proposal Description: |
Planning granted for other land use: |
Other use Planning Reference No.: |
Other use Proposal Description: |

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: |

4/19/2018 9:42:16 AM Ref: 2831
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE

AQMA: SERIOUS
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 56
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2834
Source: Housing Monitor
HM Ref: 19544
UCS Character Area: CITY CENTRE
Address: 9-15 DONEGALL ROAD
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0209
Current Land Use: Underutilised site
Description: HM ref. No current planning permission on portal.
Site Capacity: 12

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0209

4/19/2018 9:47:51 AM Ref: 2834
### Site Suitability Assessment

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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
<td>NONE</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
<td>NONE</td>
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<td>Topography:</td>
<td>Flat</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<td>Distance from Arterial Route:</td>
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<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>100-200m</td>
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<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

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<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tr>
<td>Site for Sale:</td>
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<td>Willing Owner:</td>
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<td></td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td></td>
<td>No</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>12</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2835
Source: Housing Monitor
HM Ref: 20551
UCS Character Area: CITY CENTRE
Address: 2-40 UTILITY STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0734
Current Land Use: Surface level car park
Description: Part of the site being utilised for car parking. The rest remains derelict.

Site Capacity: 34

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical - but may remain valid
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0734
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
<td>Protected Route:</td>
<td>CLOSE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
<td>Distance from Train Halt:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>SERIOUS</td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
<th>Current Availability:</th>
<th>Temporary Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
<td>Potential for Ransom Strips:</td>
<td>No</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
<td></td>
<td></td>
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### Achievability

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### Yield, Phasing & Type

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</tr>
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<tr>
<td>Employment Density Assumption:</td>
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</tr>
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<td>Employment Yield:</td>
<td></td>
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<td></td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2839
Source: Housing Monitor
HM Ref: 18901
UCS Character Area: ARTERIAL ROUTE
Address: 4 EGLANTINE AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0313
Current Land Use:

Description:

Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: SERIOUS
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2841
Source: Housing Monitor
HM Ref: 21163
UCS Character Area: CITY CENTRE
Address: 14 MONTGOMERY STREET
Postcode: BT1
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0270
Current Land Use:

Description:

Site Capacity: 36

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: MINOR
Tidal Flood Plain: SIGNIFICANT
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Current Availability:
Ownership: Private
Willing Owner: Multiple Ownerships:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption:
Housing Yield: 36
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2843
Source: Housing Monitor
HM Ref: 20843
UCS Character Area: CITY CENTRE
Address: LANDS TO REAR OF EXISTING BIH HOUSING BLOCK 1 MCAU
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1195
Current Land Use:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 14
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2844
Source: Housing Monitor
HM Ref: 20099
UCS Character Area: ARTERIAL ROUTE
Address: 7 THALIA STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1561
Current Land Use: Underutilised site
Description: Currently warehouse situated behind petrol filling station. Planning History indicates that there are plans to extend the petrol station / supermarket into this site. Although not yet implemented it suggests the site is not available.
Site Capacity: 17

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: LA04/2016/0010/F
Other use Proposal Description: Demolition of existing petrol filling station and associated supermarket and food court, with relocation

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>MINOR</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: CLOSE
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 5Min WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

**Availability**

Planning History: 
Site for Sale: 
Ownership: Private 
Willing Owner: 

**Achievability**

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

**Conclusions**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 17

Potential Housing Type: Construction of 14 no. apartments, 3 no. townhouses and associated communal parking and landscaping.

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
### Belfast Urban Capacity Study

#### Site Information
- **UCS Unique Ref**: 2847
- **Source**: Housing Monitor
- **HM Ref**: 19292
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: 330-332 DONEGALL ROAD
- **Postcode**: BT12
- **District Electoral Area**: BOTANIC
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.0186

#### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

#### Land Use Zoning
- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

#### Absolute Constraints
- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
- **Historic Park, Garden and Demesne**: NONE
- **Urban Landscape Wedge**: NONE
- **Area of Existing Open Space**: NONE
- **Potential Open Space**: NONE
- **Land identified for Health Use**: NONE
- **River (Fluvial) Floodplain**: SERIOUS
- **Special Protection Area**: NONE
- **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

---

4/19/2018 9:43:36 AM
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
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<tbody>
<tr>
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</tr>
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<td>Residential Area Characteristics:</td>
</tr>
<tr>
<td></td>
<td>Protected Route: VERY CLOSE</td>
</tr>
<tr>
<td></td>
<td>Distance from Arterial Route: WITHIN 100m</td>
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<td>Highway Access to Site: VERY CLOSE</td>
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<td>Distance from Bus Stop: WITHIN 100m</td>
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<td></td>
<td>Distance from Train Halt: 400m+</td>
</tr>
<tr>
<td></td>
<td>Cycling Distance to City Centre: 5Min CYCLE</td>
</tr>
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<td></td>
<td>Walking Distance to City Centre: 5Min WALK</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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<td>Ownership: Private</td>
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<td>Willing Owner:</td>
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<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare): Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
</tr>
<tr>
<td>Housing Yield: 9</td>
</tr>
<tr>
<td>Potential Housing Type: Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
</tr>
<tr>
<td>Employment Yield:</td>
</tr>
<tr>
<td>Potential Employment Type:</td>
</tr>
<tr>
<td>Traveller Site:</td>
</tr>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2848
Source: Housing Monitor
HM Ref: 20026
UCS Character Area: INNER CITY
Address: 113 UNIVERSITY STREET
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0124
Current Land Use: Underutilised site
Description: Development does not appear to have been implemented. Appears vacant. No recent planning approvals in place.
Site Capacity: 7

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0124
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
</tbody>
</table>

### Utilities on Site: None

### Known Contamination and Ground Stability Issues: No

### Neighbouring Area Characteristics: Residential

### Residential Area Characteristics: Medium density

### Protected Route: VERY FAR

### Distance from Arterial Route: 200-400m

### Highway Access to Site: VERY CLOSE

### Distance from Bus Stop: 100-200m

### Distance from Train Halt: 400m+

### Cycling Distance to City Centre: 5Min CYCLE

### Walking Distance to City Centre: 5Min WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability: Expected to cease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</tbody>
</table>

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>7</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
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</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2850
Source: Housing Monitor
HM Ref: 20572
UCS Character Area: CITY CENTRE
Address: 105-109 SANDY ROW
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0167
Current Land Use: Vacant site
Description: One building in row current occupied (Petersons Electrical). Derelict. Appears to be an historical HM ref. Small unit remains vacant, and run down building. For sale sign up. Remaining site would only acc 2 units. Remove from capacity study.
Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.006

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>Lagan Valley Regional Park: NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>AQMA: NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
<tr>
<td>Utilities on Site:</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>CLOSE</td>
</tr>
<tr>
<td>Protected Route:</td>
<td></td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
<tr>
<td>Current Availability:</td>
</tr>
<tr>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
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<tr>
<th>Is the Site Suitable?</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
</tr>
<tr>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 6
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2851
Source: Housing Monitor
HM Ref: 18934
UCS Character Area: INNER CITY
Address: 136-138 UNIVERSITY AVENUE
Postcode: BT 127
District Electoral Area: BOTANIC
Site Area (ha): 0.0351
Current Land Use: Vacant site
Description: Site remains vacant. No recent planning refs on portal.
Site Capacity: 10

Planning History
Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description: Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0351
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness:
Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System:
Current Capacity within system

Infrastructure Constraints - Transport Network:
Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 10
Potential Housing Type: Terrace

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:

Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2855
Source: Housing Monitor
HM Ref: 20059
UCS Character Area: INNER CITY
Address: 15 COLLEGE GARDENS
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1189
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:
# Site Suitability Assessment

| District Centre:                  | No     |
| Shopping / Commercial Area:      | NONE   |
| Area of Townscape Character:     |        |
| Lagan Valley Regional Park:      | NONE   |
| LLPA:                            | CONSIDERABLE |
| Site of Local Nature Conservation Importance: |          |
| AQMA:                           | NONE   |
| Conservation Area:               | SIGNIFICIANT |
| ASSSI:                           | NONE   |
| Monument Record:                 | NONE   |
| Neighbourhood Renewal Area:      | SIGNIFICIANT |
| Listed Building:                 | SIGNIFICIANT |
| Tidal Flood Plain:               | NONE   |
| Surface Water:                   | MINOR  |
| Topography:                      |        |

## Availability

| Planning History:                |      |
| Site for Sale:                   |      |
| Ownership:                       | Private |
| Willing Owner:                   |      |

## Achievability

| Market Attractiveness:           |      |
| Infrastructure Constraints - Waste Water Treatment System: |  |
| Infrastructure Constraints - Transport Network: |  |

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                         | 6 |
| Potential Housing Type:                             | Townhouse |
| Employment Density Assumption:                      |      |
| Employment Yield:                                   |      |
| Potential Employment Type:                          |      |
| Traveller Site:                                     |      |
| Phase:                                              |      |
| Comments:                                           |      |

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Ref: 2855
## Site Information

<table>
<thead>
<tr>
<th>Property</th>
<th>Value</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
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</tr>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>19249</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>44 CROMWELL ROAD</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT7</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.0088</td>
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### Site Information

<table>
<thead>
<tr>
<th>Planning granted for residential use:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Proposal Description:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for other land use:</td>
<td></td>
</tr>
<tr>
<td>Other use Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description:</td>
<td></td>
</tr>
</tbody>
</table>

## Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning:</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Zoning:</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

## Absolute Constraints

### Sites below 0.1ha or 5 residential units:

<table>
<thead>
<tr>
<th>Evidence that the site is being developed for alternative use:</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment:</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td></td>
</tr>
</tbody>
</table>
Site Suitability Assessment

Utilities on Site:
Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 100-200m
Distance from City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: 
Phase:
Comments:

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Site Information

UCS Unique Ref: 2866
Source: Housing Monitor
HM Ref: 21376
UCS Character Area: INNER CITY
Address: 53 - 57 BOTANIC AVENUE
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0394
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: MINOR
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2868
Source: Housing Monitor
HM Ref: 18931
UCS Character Area: ARTERIAL ROUTE
Address: 165-169 ORMEAU ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0846
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
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<tr>
<td>Shopping / Commerical Area</td>
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<tr>
<td>Area of Townscape Character</td>
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<td>Lagan Valley Regional Park</td>
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<td>LLPA</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<td>AQMA</td>
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<td>Conservation Area</td>
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<td>ASSSI</td>
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<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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<td>Listed Building</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

| Utilities on Site:                           |          |
| Known Contamination and Ground Stability Issues: |          |
| Neighbouring Area Characteristics:           |          |
| Residential Area Characteristics:            |          |
| Protected Route:                             | VERY FAR |
| Distance from Arterial Route:                | WITHIN 100m |
| Highway Access to Site:                      | VERY CLOSE |
| Distance from Bus Stop:                      | WITHIN 100m |
| Distance from Train Halt:                    | 400m+    |
| Cycling Distance to City Centre:             | 5Min CYCLE |
| Walking Distance to City Centre:             | 5Min WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): |          |

### Availability

| Planning History:                           |          |
| Site for Sale:                              |          |
| Ownership:                                  | Private  |
| Willing Owner:                              |          |

### Achievability

| Market Attractiveness:                      |          |
| Infrastructure Constraints - Waste Water Treatment System: |          |
| Infrastructure Constraints - Transport Network: |          |

### Conclusions

| Is the Site Suitable?                      | Housing  |
| Is the Site Available?                     | Yes      |
| Is the Site Achievable?                    | Yes      |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                        |                        |
| Housing Yield:                                     | 31                     |
| Potential Housing Type:                            | Apartment/Flat          |
| Employment Density Assumption:                     |                        |
| Employment Yield:                                  |                        |
| Potential Employment Type:                         |                        |
| Traveller Site:                                    |                        |
| Phase:                                           |                        |
| Comments:                                        |                        |
Site Information

UCS Unique Ref: 2869
Source: Housing Monitor
HM Ref: 20545
UCS Character Area: CITY CENTRE
Address: HOWARD HOUSE 42-48 HOWARD STREET
Postcode: BT1 / BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0756
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:  
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:  
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: None

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: CITY CENTRE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 45
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Belfast Urban Capacity Study

#### Site Information

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<th>Field</th>
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<tr>
<td>Source:</td>
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<td>20586</td>
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<td>UCS Character Area:</td>
<td>INNER CITY</td>
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<tr>
<td>Address:</td>
<td>102 EGLANTINE AVENUE</td>
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<td>Postcode:</td>
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Site Capacity: 5

#### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.:  
- Planning granted for employment use:  
- Employment Planning Reference No.:  
- Employment Planning Proposal Description:  
- Planning granted for other land use:  
- Other use Planning Reference No.:  
- Other use Proposal Description:  

#### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

#### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes
  - Size of Site Retained:  

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4/19/2018 9:37:36 AM

Ref: 2873
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQM: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site: NONE
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY FAR
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2877
Source: Housing Monitor
HM Ref: 18059
UCS Character Area: INNER CITY
Address: SITE TO REAR OF BELFAST CITY HOSPITAL
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.5925
Current Land Use: Vacant site

Description:
Part of the site currently cleared and the portion adjacent to the railway line has had the building replaced which suggests it is not available for redevelopment. Current an employment use.
Z/2013/1333/F - Demolition of existing hospital/vacant buildings and construction of replacement acute mental health inpatient facility, car parking, re-alignment of access roads and associated operational development.
Z/2012/1100/F - Two-storey 14 classroom Primary School with double nursery unit and associated site works

Site Capacity: 58

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Zoned for social housing.
Planning granted for employment use: Yes
Employment Planning Reference No.: Z/2013/0367/F
Employment Planning Proposal Description:
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2013/1333/F
Other use Proposal Description: Development related to Belfast City Hospital

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: No

Size of Site Retained:

**Site Suitability Assessment**

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<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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</table>

Utilities on Site: None

Known Contamination and Ground Stability Issues: No

Neighbouring Area Characteristics: Residential

Residential Area Characteristics: Medium density

Protected Route: CLOSE

Distance from Arterial Route: 100m-200

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Hall: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

**Availability**

Planning History: 

Site for Sale: No

Ownership: Private

Willing Owner: No

Current Availability: Vacant

Multiple Ownerships: Yes

Potential for Ransom Strips: No

**Achievability**

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions**

Is the Site Suitable? Housing

Is the Site Available? No

Is the Site Achievable? Yes

**Yield, Phasing & Type**

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<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2885
Source: Housing Monitor
HM Ref: 12596
UCS Character Area: CITY CENTRE
Address: 115 GREAT VICTORIA STREET / NORWOOD STREET
Postcode: BT 118
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0504
Current Land Use:

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:38:00 AM Ref: 2885
## Site Suitability Assessment

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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

### Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td>Willing Owner:</td>
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## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

## Yield, Phasing & Type

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Employment Density Assumption:
  - Housing Yield: 12
  - Potential Housing Type: Apartment/Flat
  - Employment Yield:  
  - Potential Employment Type:  
  - Traveller Site:  
  - Phase:  
  - Comments:  

4/19/2018 9:38:00 AM
Site Information

UCS Unique Ref: 2889
Source: Housing Monitor
HM Ref: 19890
UCS Character Area: CITY CENTRE
Address: 155-157 SANDY ROW

Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0353
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

| District Centre:                  | No |
| Shopping / Commercial Area:      | NONE |
| Area of Townscape Character:     | NONE |
| Lagan Valley Regional Park:      | NONE |
| LLPA:                            | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA:                            | NONE |
| Conservation Area:               | NONE |
| ASSSI:                           | NONE |
| Monument Record:                 | NONE |
| Neighbourhood Renewal Area:      | NONE |
| Listed Building:                 | NONE |
| Tidal Flood Plain:               | NONE |
| Surface Water:                   | NONE |
| Topography:                      | |

Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE

Protected Route: FAR
- Distance from Arterial Route: 100m-200
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
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<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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Current Availability: Multiple Ownerships: Potential for Ransom Strips:

### Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

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<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2890
Source: Housing Monitor
HM Ref: 18762
UCS Character Area: WIDER CITY
Address: 94-100 SUNNYSIDE STREET
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2015
Current Land Use:

Site Capacity: 26

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
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</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
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</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
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</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
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<tr>
<td>Utilities on Site</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Protected Route</td>
<td></td>
</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>200-400m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>100-200m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>10Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownership:</td>
</tr>
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<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td>Willing Owner:</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</table>

4/19/2018 9:47:57 AM    Ref: 2890
Site Information

UCS Unique Ref: 2892
Source: Housing Monitor
HM Ref: 13258
UCS Character Area: ARTERIAL ROUTE
Address: THE PAVILION, THE ORCHARD AND 24 BLADON PARK
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.0209
Current Land Use:
Description:
Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SIGNIFICANT
Tidal Flood Plain: NONE
Surface Water: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2893
Source: Housing Monitor
HM Ref: 21226
UCS Character Area: INNER CITY
Address: 140 - 142 MALONE AVENUE & 14 - 18 WINDSOR AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2287
Current Land Use: Underutilised site
Description: LA04/2017/0046/F - Erection of 26 no apartments with associated landscaping, access, car parking, construction of new gable wall to the rear of no 18 Windsor Avenue and all associated demolitions and site works - pending (UCS using this yield)
Site Capacity: 10

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2017/0046/F - MONITOR
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2287

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE

Utilities on Site: None
Known Contamination and Ground Stability Issues: None
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Expected to cease
Multiple Ownership: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

4/19/2018 9:38:57 AM
Ref: 2893
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2895
Source: Housing Monitor
HM Ref: 19563
UCS Character Area: CITY CENTRE
Address: SOUTH OF EAST BRIDGE STREET, WEST OF CENTRAL STATI
Postcode: BT 125
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.7979
Current Land Use: Surface level car park
Description: Historical HM ref. More recent planning approval for employment use.
LA04/2016/0559/F
Site Capacity: 320

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Yes
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.7979
### Site Suitability Assessment

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<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Centre:</strong></td>
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<td><strong>Shopping / Commercial Area:</strong></td>
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<td><strong>Area of Townscape Character:</strong></td>
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<td><strong>Lagan Valley Regional Park:</strong></td>
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<td><strong>LLPA:</strong></td>
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<tr>
<td><strong>Site of Local Nature Conservation Importance:</strong></td>
<td>NONE</td>
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<tr>
<td><strong>AQMA:</strong></td>
<td>MINOR</td>
</tr>
<tr>
<td><strong>Conservation Area:</strong></td>
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<td><strong>ASSSI:</strong></td>
<td>NONE</td>
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<td><strong>Monument Record:</strong></td>
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<tr>
<td><strong>Neighbourhood Renewal Area:</strong></td>
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<tr>
<td><strong>Listed Building:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>Tidal Flood Plain:</strong></td>
<td>MINOR</td>
</tr>
<tr>
<td><strong>Surface Water:</strong></td>
<td>NONE</td>
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<td><strong>Topography:</strong></td>
<td>Flat</td>
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<td><strong>Utilities on Site:</strong></td>
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<td><strong>Known Contamination and Ground Stability Issues:</strong></td>
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<td><strong>Neighbouring Area Characteristics:</strong></td>
<td>Residential</td>
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<td><strong>Residential Area Characteristics:</strong></td>
<td>Medium density</td>
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<td><strong>Protected Route:</strong></td>
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<td><strong>Distance from Arterial Route:</strong></td>
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<tr>
<td><strong>Highway Access to Site:</strong></td>
<td>VERY CLOSE</td>
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<tr>
<td><strong>Distance from Bus Stop:</strong></td>
<td>WITHIN 100m</td>
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<tr>
<td><strong>Distance from Train Halt:</strong></td>
<td>WITHIN 100m</td>
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<tr>
<td><strong>Cycling Distance to City Centre:</strong></td>
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<tr>
<td><strong>Walking Distance to City Centre:</strong></td>
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<tr>
<td><strong>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</strong></td>
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### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td><strong>Planning History:</strong></td>
<td>2. Site has full planning permission for employment</td>
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<tr>
<td><strong>Site for Sale:</strong></td>
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<tr>
<td><strong>Ownership:</strong></td>
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<tr>
<td><strong>Willing Owner:</strong></td>
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<td><strong>Current Availability:</strong></td>
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<td><strong>Multiple Ownerships:</strong></td>
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<td><strong>Potential for Ransom Strips:</strong></td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td><strong>Market Attractiveness:</strong></td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td><strong>Infrastructure Constraints - Waste Water Treatment System:</strong></td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td><strong>Infrastructure Constraints - Transport Network:</strong></td>
<td>Network can accommodate new development</td>
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### Conclusions

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<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td><strong>Is the Site Suitable?</strong></td>
<td>HousingEmp</td>
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<tr>
<td><strong>Is the Site Available?</strong></td>
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<tr>
<td><strong>Is the Site Achievable?</strong></td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td><strong>Housing Density Assumption (Dwellings per hectare):</strong></td>
<td>Approved planning density</td>
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<tr>
<td><strong>Refined Density Assumption:</strong></td>
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<tr>
<td><strong>Housing Yield:</strong></td>
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<td><strong>Potential Housing Type:</strong></td>
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<td><strong>Comments:</strong></td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2899
Source: Housing Monitor
HM Ref: 12875
UCS Character Area: ARTERIAL ROUTE
Address: 2 WINDSOR ROAD
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0925
Current Land Use: Vacant site
Description: Z/2014/1243/F - Erection of 8 two and a half storey terraced houses and associated site works.
Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1243/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0925
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Unknown
Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

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<td>Source</td>
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<td>HM Ref</td>
<td>19484</td>
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<td>WIDER CITY</td>
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<td>18 DERAMORE DRIVE</td>
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<td>Postcode</td>
<td>BT9</td>
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<td>Area Working Group</td>
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<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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Planning History

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<td>Planning granted for residential use:</td>
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<td>UCS Residential Planning Reference No.:</td>
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<tr>
<td>Planning granted for employment use:</td>
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<td>Employment Planning Reference No.:</td>
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<tr>
<td>Employment Planning Proposal Description:</td>
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</tr>
<tr>
<td>Planning granted for other land use:</td>
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<tr>
<td>Other use Planning Reference No.:</td>
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<td>Other use Proposal Description:</td>
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Land Use Zoning

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<td>Employment Zoning:</td>
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<td>Mixed Zoning:</td>
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<tr>
<td>Housing Zoning:</td>
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Absolute Constraints

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
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<td>Sites below 0.1ha or 5 residential units:</td>
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<tr>
<td>Evidence that the site is being developed for alternative use:</td>
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<td>Historic Park, Garden and Demesne:</td>
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<td>Urban Landscape Wedge:</td>
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<td>Area of Existing Open Space:</td>
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<td>Potential Open Space:</td>
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<td>Land identified for Health Use:</td>
<td>NONE</td>
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<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment:</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td></td>
</tr>
</tbody>
</table>
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>MINOR</td>
</tr>
<tr>
<td>Listed Building</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
<tr>
<td>Utilities on Site</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
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</tr>
<tr>
<td>Residential Area Characteristics</td>
<td></td>
</tr>
<tr>
<td>Protected Route</td>
<td>CLOSE</td>
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<tr>
<td>Distance from Arterial Route</td>
<td>100m-200</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>100-200m</td>
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<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre</td>
<td>10Mins+ CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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</table>

## Availability

### Planning History
- Site for Sale: |
- Ownership: Private
- Willing Owner: 

### Current Availability
- Multiple Ownerships:
- Potential for Ransom Strips:

## Achievability

### Market Attractiveness
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption</td>
<td></td>
</tr>
<tr>
<td>Housing Yield</td>
<td></td>
</tr>
<tr>
<td>Potential Housing Type</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption</td>
<td></td>
</tr>
<tr>
<td>Employment Yield</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type</td>
<td></td>
</tr>
<tr>
<td>Traveller Site</td>
<td></td>
</tr>
<tr>
<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2908
Source: Housing Monitor
HM Ref: 18962
UCS Character Area: CITY CENTRE
Address: SITE BOUNDED BY WILLOW STREET AND HUTCHISON STREET
Postcode: CC 031
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2963
Current Land Use:

Site Capacity: 270

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: SIGNIFICANT
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE

Protected Route: CITY CENTRE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner: NONE

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 270
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2913
Source: Housing Monitor
HM Ref: 19881
UCS Character Area: CITY CENTRE
Address: 29-31 GLOUCESTER STREET
Postcode: CC 029
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0381
Current Land Use:

Site Capacity: 45

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:53 AM
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
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<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

### Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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</tr>
<tr>
<td>Housing Yield:</td>
<td>45</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2915
Source: Housing Monitor
HM Ref: 21218
UCS Character Area: INNER CITY
Address: LANDS BOUNDED BY 36 -76 EBOR ST, 35 - 55 FRENCHPAR
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.7873
Current Land Use: Belfast Urban Capacity Study
Description: Development appears to be complete.
Site Capacity: 37

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 0
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 21
Potential Housing Type: Townhouse

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Site Information**

**UCS Unique Ref:** 2916  
**Source:** Housing Monitor  
**HM Ref:** 19393  
**UCS Character Area:** INNER CITY  
**Address:** 3 LEMBERG STREET  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0830  
**Current Land Use:**  

**Site Capacity:** 26

---

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.:  
Planning granted for employment use:  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use:  
Other use Planning Reference No.:  
Other use Proposal Description:

---

**Land Use Zoning**

Employment Zoning: NONE  
Mixed Zoning: NONE  
Housing Zoning: NONE

---

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:  
Evidence that the site is being developed for alternative use:  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: NONE  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commencal Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE

Protected Route: VERY CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Site for Sale
Ownership: Private
Willing Owner: Private

Current Availability:
Multiple Ownerships: Multiple Ownerships
Potential for Ransom Strips: Potential for Ransom Strips

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Waste Water Treatment System
Infrastructure Constraints - Transport Network: Infrastructure Constraints - Transport Network

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 26
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2923
Source: Housing Monitor
HM Ref: 12039
UCS Character Area: ARTERIAL ROUTE
Address: FORMER NORTH RUGBY GROUNDS, ORMEAU ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 3.1698
Current Land Use: Underutilised site
Description: Development appears to be complete.

Site Capacity: 185

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 0

4/19/2018 9:49:44 AM Ref: 2923
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
  AQMA: CONSIDERABLE
  Conservation Area: NONE
  ASSSI: NONE
  Monument Record: NONE
  Neighbourhood Renewal Area: NONE
  Listed Building: SERIOUS
  Tidal Flood Plain: CONSIDERABLE
  Surface Water: MINOR
Topography:

Utilities on Site:
  Known Contamination and Ground Stability Issues:
  Neighbouring Area Characteristics:
Residential Area Characteristics:
  Protected Route: VERY FAR
  Distance from Arterial Route: WITHIN 100m
  Highway Access to Site: ADJACENT
  Distance from Bus Stop: WITHIN 100m
  Distance from Train Halt: 400m+
  Cycling Distance to City Centre: 5Min CYCLE
  Walking Distance to City Centre: 5Min WALK

Available Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? No

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
  Housing Yield: 8
  Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Site Information

<table>
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<tr>
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<td>HM Ref</td>
<td>20914</td>
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<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>FANUM HOUSE AND LANDS TO THE REAR OF 35-49 DUBLIN</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT2</td>
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<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.2310</td>
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</table>

### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

### Absolute Constraints

- Sites below 0.1ha or 5 residential units: 
- Evidence that the site is being developed for alternative use: 
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: No

### Site Capacity

| Site Capacity | 23 |

4/19/2018 9:49:27 AM
Site Suitability Assessment

District Centre: No

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route: 400m+

Highway Access to Site: ADJACENT

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:

Site for Sale:

Multiple Ownerships:

Ownership: Private

Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Site Information
UCS Unique Ref: 2925
Source: Housing Monitor
HM Ref: 20757
UCS Character Area: CITY CENTRE
Address: 75-81 CASTLE STREET
Postcode: BT1
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0426
Current Land Use:
Description:
Site Capacity: 30

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: MINOR
Neighbourhood Renewal Area:
Tidal Flood Plain: CONSIDERABLE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Current Availability:
Ownership: Multiple Ownerships:
Willing Owner: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 30
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:47:12 AM Ref: 2925 Page 2 of 2
Site Information

UCS Unique Ref: 2928
Source: Housing Monitor
HM Ref: 20581
UCS Character Area: ARTERIAL ROUTE
Address: 98 - 102 LISBURN ROAD
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0925
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:48:08 AM Ref: 2928
Site Suitability Assessment

District Centre: No
Shopper/Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMNA: NONE
Conservation Area: MINOR
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Buildings: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE
Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics:

Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 27
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2930
Source: Housing Monitor
HM Ref: 20762
UCS Character Area: INNER CITY
Address: 21-33 ASHLEY AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1310
Current Land Use: Underutilised site
Description: Historical HM ref as no recent applications on the planning portal.
Site Capacity: 23

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.131
**Site Suitability Assessment**

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<thead>
<tr>
<th>District Centre:</th>
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</thead>
<tbody>
<tr>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>AQMA:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Topography:</td>
<td>Flat</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
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<tr>
<td>Protected Route:</td>
<td>VERY FAR</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
</tbody>
</table>

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership:</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Availability:</th>
<th>Ongoing use not expected to cease</th>
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</thead>
<tbody>
<tr>
<td>Multiple Ownerships:</td>
<td>Yes</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
<tr>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
</tr>
<tr>
<td>Housing Yield:</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
</tr>
<tr>
<td>Employment Yield:</td>
</tr>
<tr>
<td>Potential Employment Type:</td>
</tr>
<tr>
<td>Traveller Site:</td>
</tr>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>

Approved planning density

Redevelopment of site to create 23 apartments incorporating garden area, cycle and bin storage areas
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2931
Source: Housing Monitor
HM Ref: 20599
UCS Character Area: ARTERIAL ROUTE
Address: FACTORY UNITS WEST OF MALDON STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.7008
Current Land Use: Vacant site
Description: Site remains vacant. HM ref. Must be part of an historical planning approval. Assumed it has been commenced.
Site Capacity: 48

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.7008
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AOMA: MINOR
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Unknown
Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 48
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2945
Source: Housing Monitor
HM Ref: 20546
UCS Character Area: CITY CENTRE
Address: 27-37 ADELAIDE STREET
Postcode: BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0864
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:38 AM
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

- **Planning History:**
- **Site for Sale:**
- **Ownership:** Private
- **Willing Owner:**

### Achievability

- **Market Attractiveness:**
- **Infrastructure Constraints - Waste Water Treatment System:**
- **Infrastructure Constraints - Transport Network:**

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 39
  - **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
  - **Employment Yield:**
  - **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**
- **Comments:**

---

4/19/2018 9:42:38 AM  
Ref: 2945
Site Information

UCS Unique Ref: 2948
Source: Housing Monitor
HM Ref: 20084
UCS Character Area: ARTERIAL ROUTE
Address: 49 & 51 MALONE ROAD
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0529
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
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<td>Shopping / Commercial Area</td>
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</tr>
<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>AQMA</td>
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</tr>
<tr>
<td>Conservation Area</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Tidal Flood Plain</td>
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<tr>
<td>Surface Water</td>
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<tr>
<td>Topography</td>
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<table>
<thead>
<tr>
<th>Utilities on Site</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td></td>
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<tr>
<td>Residential Area Characteristics</td>
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<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>10Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
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</thead>
<tbody>
<tr>
<td>Site for Sale</td>
<td>Private</td>
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<tr>
<td>Ownership</td>
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<td>Willing Owner</td>
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### Achievability

**Market Attractiveness:**

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Waste Water Treatment System</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
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### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare)</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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| Employment Density Assumption:                    |             |
| Employment Yield:                                 |             |
| Potential Employment Type:                        |             |
| Traveller Site:                                   |             |
| Phase:                                            |             |
| Comments:                                         |             |
## Belfast Urban Capacity Study

### Site Information

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<th>Parameter</th>
<th>Value</th>
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<td>UCS Unique Ref</td>
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<td>Source</td>
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<tr>
<td>UCS Character Area</td>
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<tr>
<td>Address</td>
<td>191 ORMEAU ROAD</td>
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<tr>
<td>Postcode</td>
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<tr>
<td>District Electoral Area</td>
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<td>Current Land Use</td>
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<tr>
<td>Site Capacity</td>
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### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use:
- Employment Planning Reference No.:
- Employment Planning Proposal Description:
- Planning granted for other land use:
- Other use Planning Reference No.:
- Other use Proposal Description:

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

### Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes

Size of Site Retained: 
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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</tr>
<tr>
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<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
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</table>

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Assumption/Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption</td>
<td></td>
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<tr>
<td>Housing Yield:</td>
<td>25</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
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</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2950
Source: Housing Monitor
HM Ref: 359
UCS Character Area: CITY CENTRE
Address: ADJACENT TO ST. AIDAN’S CHURCH, CLEMENTINE PARK, B
Postcode: CC 028
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0578
Current Land Use: Vacant site
Description: Site remains vacant.

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0578
**Site Suitability Assessment**

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** 
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:** 
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** SERIOUS  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:** Flat

**Utilities on Site:** None  
**Known Contamination and Ground Stability Issues:** No  
**Neighbouring Area Characteristics:** Residential  
**Residential Area Characteristics:** Medium density  
**Protected Route:** CLOSE  
**Distance from Arterial Route:** 200-400m  
**Highway Access to Site:** VERY CLOSE  
**Distance from Bus Stop:** 200-400m  
**Distance from Train Halt:** 200-400m  
**Cycling Distance to City Centre:** CITY CENTRE  
**Walking Distance to City Centre:** CITY CENTRE  
**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
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<tr>
<td>Current Availability:</td>
<td>Vacant</td>
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<tr>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
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</table>

**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>May come forward but will require some form of public sector support (social housing etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>8</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
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</table>

4/19/2018 9:48:31 AM  
Ref: 2950
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2951
Source: Housing Monitor
HM Ref: 19878
UCS Character Area: CITY CENTRE
Address: 58 DONEGALL PASS

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0599
Current Land Use: Underutilised site
Description: Auction house at ground floor. The upper floors still appear to be underutilised. Appears to be an historical HM ref.

Site Capacity: 12

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0599
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
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<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
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</tr>
<tr>
<td>Listed Building</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- None

### Known Contamination and Ground Stability Issues:
- No

### Neighbouring Area Characteristics:
- Commercial

### Residential Area Characteristics:
- Medium density

### Protected Route:
- VERY FAR

### Distance from Arterial Route:
- 200-400m

### Highway Access to Site:
- VERY CLOSE

### Distance from Bus Stop:
- 100-200m

### Distance from Train Halt:
- 200-400m

### Cycling Distance to City Centre:
- CITY CENTRE

### Walking Distance to City Centre:
- CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
<th>Expected to cease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
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</table>

### Conclusions

<table>
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<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

4/19/2018 9:46:05 AM  Ref: 2951
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2955
Source: Housing Monitor
HM Ref: 21165
UCS Character Area: CITY CENTRE
Address: NORWOOD HOUSE 96 - 102 GREAT VICTORIA STREET
Postcode: BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0478
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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### Availability

<table>
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<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
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<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
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</table>

### Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Assumption</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwelling per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
<td></td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2956
Source: Housing Monitor
HM Ref: 21208
UCS Character Area: INNER CITY
Address: 41 - 49 TATES AVENUE

Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.3107
Current Land Use: Underutilised site

Description: Z/2010/0647/F - Demolition of existing buildings and structures with the construction of 49 apartments with associated landscaping and underground parking - granted Tue 23 Aug 2011 - Check if development commenced.

Site Capacity: 44

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Likely lapsed.
Planning granted for employment use: No

Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.3107

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
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</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
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<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
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<tr>
<td>Monument Record</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
<td>CONSIDERABLE</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td>Slightly sloping</td>
</tr>
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</table>

Utilities on Site: None

Known Contamination and Ground Stability Issues: No

Neighbouring Area Characteristics: Residential

Residential Area Characteristics: Medium density

Protected Route: VERY FAR

Distance from Arterial Route: 100m-200

Highway Access to Site: ADJACENT

Distance from Bus Stop: 100-200m

Distance from Train Hall: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

**Availability**

Planning History: 1. Site has full planning permission for housing

Site for Sale: No

Ownership: Private

Willing Owner: Unknown

Current Availability: Expected to cease

Multiple Ownerships: Unknown

Potential for Ransom Strips: No

**Achievability**

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions**

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 44
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Belfast Urban Capacity Study**

### Site Information

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19293</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>346-348 DONEGALL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT12</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0134</td>
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<td>Current Land Use</td>
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<td>6</td>
</tr>
</tbody>
</table>

### Planning History

- Planning granted for residential use: Yes
- Employment Planning Reference No.: None
- Employment Planning Proposal Description: None
- Other use Planning Reference No.: None
- Other use Proposal Description: None

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: SIGNIFICANT
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes

4/19/2018 9:43:45 AM

Ref: 2957
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
<th>Neighbouring Area Characteristics:</th>
<th>Residential Area Characteristics:</th>
</tr>
</thead>
<tbody>
<tr>
<td>AQMA:</td>
<td>SIGNIFICANT</td>
<td>Conservation Area: NONE</td>
<td>ASSSI: NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
<td>Neighbourhood Renewal Area: NONE</td>
<td>Listed Building: NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
<td>Surface Water: NONE</td>
<td>Topography:</td>
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</table>

| Topography: | |

| Enhancements to the Proposed Transport Network (BRT, Road Improvements): |
|------------------|-------------------------------------|

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): Approved planning density |
|-----------------------------|-----------------------------|
| Refined Density Assumption: | |
| Housing Yield: 6 |
| Potential Housing Type: Townhouse |

<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
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<tbody>
<tr>
<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
</tr>
<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
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### Site Information

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<th>Field</th>
<th>Value</th>
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<td>UCS Unique Ref</td>
<td>2958</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>11948</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>42-50 ORMEAU ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 125</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0733</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>Site remains vacant - two advertising billboards. Z/2010/0274/F - Development containing four shop units, fourteen apartments and car parking at 42-50 Ormeau Road, Belfast.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>14</td>
</tr>
</tbody>
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### Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2010/0274/F - lapsed 3rd Sept 2017

Planning granted for employment use: No

Employment Planning Reference No.: None

Employment Planning Proposal Description: None

Planning granted for other land use: No

Other use Planning Reference No.: None

Other use Proposal Description: None

### Land Use Zoning

Employment Zoning: NONE

Mixed Zoning: NONE

Housing Zoning: NONE

### Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.0733

---

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## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
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<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AGMA:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
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</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>MINOR</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
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<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
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<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
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<tr>
<td>Protected Route:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>5Min WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tbody>
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## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
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</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
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<td>Current Availability:</td>
<td>Vacant</td>
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<td>Multiple Ownerships:</td>
<td>No</td>
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<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2961
Source: Housing Monitor
HM Ref: 20585
UCS Character Area: INNER CITY
Address: 73 EGLANTINE AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0338
Current Land Use: Belfast Urban Capacity Study
Description: 
Site Capacity: 7

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: None

Current Availability:
Multiple Ownerships: None
Potential for Ransom Strips: None

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: None
Infrastructure Constraints - Transport Network: None

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 7
Housing Yield: Apartment/Flat
Potential Housing Type:
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2962
Source: Housing Monitor
HM Ref: 12226
UCS Character Area: ARTERIAL ROUTE
Address: 421-431 DONEGALL ROAD
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.2004
Current Land Use: 

Description: Z/2011/0995/F - New build social housing, 42 houses and 8 apartments plus gardens, site works, new streets and carparking

Development now complete and occupied.

Site Capacity: 50

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SIGNIFICANT
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 0
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: AQMA: SIGNIFICANT
Conservation Area: NONE
ASSSI: NONE
Monument Record: SERIOUS
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability: Site for Sale:
Ownership: Multiple Ownerships: Willing Owner:
Public Sector (DSD/BCC/NIHE)
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 48
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2972
Source: Housing Monitor
HM Ref: 20097
UCS Character Area: ARTERIAL ROUTE
Address: 214 - 224 LISBURN ROAD
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0682
Current Land Use: Underutilised site
Description: 2 storey retail development existing. Site has potential for higher density.
Z/2013/0851/F - Erection of 5 storey mixed (retail and residential) development comprising in a reduction in the number of apartments from 14 no previous to 9 no and the relocation of the associated car parking to first level from basement level previous (amendment to approval application Z/2007/0310/f and amendments to the building layout and fenestration)
Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2013/0851/F
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0682

Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<td>AQMA:</td>
<td>NONE</td>
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<td>Conservation Area:</td>
<td>NONE</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
<td>NONE</td>
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<tr>
<td>Topography:</td>
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Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Expected to cease
Multiple Ownerships: Yes
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
## Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
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<td>Source:</td>
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<td>HM Ref:</td>
<td>19215</td>
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<td>UCS Character Area:</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>37, 39, 41 WELLINGTON PARK</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT9</td>
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<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>SOUTH</td>
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<tr>
<td>Site Area (ha):</td>
<td>0.0951</td>
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<tr>
<td>Current Land Use:</td>
<td>Belfast Urban Capacity Study</td>
</tr>
<tr>
<td>Description:</td>
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</tr>
</tbody>
</table>

| Site Capacity: | 18 |

## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: |
- Planning granted for employment use: |
- Employment Planning Reference No.: |
- Employment Planning Proposal Description: |
- Planning granted for other land use: |
- Other use Planning Reference No.: |
- Other use Proposal Description: |

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units: NONE

- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes

Size of Site Retained: | |
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE

Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Multiple Ownerships:
Ownership: Private Willing Owner: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 18
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: Phase:
Comments:
**Belfast Urban Capacity Study**

### Site Information

- **UCS Unique Ref:** 2974
- **Source:** Housing Monitor
- **HM Ref:** 20073
- **UCS Character Area:** ARTERIAL ROUTE
- **Address:** 124 & 126 LISBURN ROAD
- **Postcode:** BT9
- **District Electoral Area:** BOTANIC
- **Area Working Group:** SOUTH
- **Site Area (ha):** 0.0454
- **Current Land Use:** Underutilised site
- **Description:** No recent planning ref on portal. Historical HM ref for 6 units.
- **Site Capacity:** 6

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** Historical
- **Planning granted for employment use:** No
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:** No
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** No
- **Evidence that the site is being developed for alternative use:** No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:** 0.0454

---

4/19/2018 9:38:21 AM  Ref: 2974  Page 1 of 2
### Site Suitability Assessment

<table>
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<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
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<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
<td>Neighbouring Area Characteristics:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>SIGNIFICANT</td>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
<td>Distance from Train Halt:</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
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<tr>
<td>Listed Building:</td>
<td>SERIOUS</td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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<tr>
<td>Tidal Flood Plain:</td>
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<td></td>
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<td>Surface Water:</td>
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<tr>
<td>Topography:</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Expected to cease</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td></td>
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<tr>
<td>Ownership:</td>
<td>Private</td>
<td></td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
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</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2975
Source: Housing Monitor
HM Ref: 20576
UCS Character Area: WIDER CITY
Address: 130 STRANMILLIS ROAD AND 1&3 RIDGEWAY STREET
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0419
Current Land Use: Underutilised site
Description: Currently under development for (Z/2010/1433/F) Erection of 8 no 2 bed apartments, 2 car parking spaces and on-street parking. (Amended Scheme)
Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0419
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Slightly sloping

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2979
Source: Housing Monitor
HM Ref: 18949
UCS Character Area: CITY CENTRE
Address: 78-80 & 22-32 SANDY ROW & WELLWOOD STREET
Postcode: BT12
District Electoral Area: BOTANIC
Site Area (ha): 0.0377
Current Land Use: Site has been developed for a supermarket under planning ref Z/2013/1248/F - remove from capacity study.
Site Capacity: 13

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2013/1248/F
Other use Proposal Description: Supermarket.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? No

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 13
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2981
Source: Housing Monitor
HM Ref: 467
UCS Character Area: ARTERIAL ROUTE
Address: DERRYVOLGIE HOUSE 75-75A MALONE ROAD
Postcode: BT 138
District Electoral Area: BOTANIC
Site Area (ha): 0.1526
Current Land Use: Vacant site
Description: Site remains vacant. HM ref due to housing zoning. Derryvolgie House in use as a crèche. Unsure if plans in place to develop site for associated uses.
Site Capacity: 12

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1526
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: MINOR
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Low density
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown
Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 12
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2987
Source: Housing Monitor
HM Ref: 12338
UCS Character Area: CITY CENTRE
Address: 78 & 37 COLLEGE AVENUE AND COLLEGE STREET
Postcode: BT1
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2537
Current Land Use: Surface level car park
Description: Remove - site being developed for student accommodation.
Site Capacity: 55

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2013/1063/F - LA04/2015/04
Other use Proposal Description: Student accommodation.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: CONSIDERABLE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):
Refined Density Assumption:
Housing Yield: 55
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2990
Source: Housing Monitor
HM Ref: 20574
UCS Character Area: CITY CENTRE
Address: LANDS AT HOWARD STREET SOUTH, ORMEAU ROAD & DONEGA
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.4447
Current Land Use: Surface level car park
Description: Well utilised surface level car park. Various advertisement panels on site which may impact on phasing of development. Historical HM ref as no applications in portal since 2010. HM density appears to be very low for the size of site therefore character area assumption applied.
Site Capacity: 42

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Part
Other use Planning Reference No.: Z/2011/0615/F
Other use Proposal Description: Temporary car wash.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4447

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area</td>
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</tr>
<tr>
<td>Area of Townscape Character</td>
<td>Lagan Valley Regional Park: NONE</td>
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<td>Site of Local Nature Conservation Importance</td>
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<td>AQMA</td>
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<td>Conservation Area</td>
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<td>ASSSI</td>
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<td>Monument Record</td>
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<td>Neighbourhood Renewal Area</td>
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<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
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<td>Topography</td>
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<td>Utilities on Site</td>
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<td>Known Contamination and Ground Stability Issues</td>
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<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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</tr>
</tbody>
</table>

**Availability**

Planning History: Current Availability: Temporary Use
Site for Sale: No
Multiple Ownerships: No
Ownership: Private
Potential for Ransom Strips: No
Willing Owner: Unknown

**Achievability**

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions**

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 42

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Site Information

UCS Unique Ref: 2992
Source: Housing Monitor
HM Ref: 21227
UCS Character Area: INNER CITY
Address: FACTORY SITE NORTH WEST OF MALDON STREET AND MONAR
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.9997
Current Land Use: Vacant site
Description: Former factory on site. Now cleared however the HM ref must relate to an historical approval. Unclear whether this would remain valid.
Site Capacity: 131

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
Ramsar: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.9997
Site Suitability Assessment

<table>
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<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
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</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
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</tr>
<tr>
<td>Utilities on Site:</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
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<tr>
<td>Highway Access to Site:</td>
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</tr>
<tr>
<td>Distance from Bus Stop:</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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Availability

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<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
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<td>Willing Owner:</td>
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<td>Potential for Ransom Strips:</td>
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Achievability

<table>
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<td>Market Attractiveness:</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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Conclusions

<table>
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<tr>
<th>Feature</th>
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<tr>
<td>Is the Site Suitable?</td>
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<td>Is the Site Available?</td>
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<td>Is the Site Achievable?</td>
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Yield, Phasing & Type

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<td>Housing Density Assumption (Dwellings per hectare):</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2993
Source: Housing Monitor
HM Ref: 18911
UCS Character Area: INNER CITY
Address: 20 CROMWELL ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0098
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:41:21 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 
Utilities on Site:

Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK 
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: 
Housing Yield: 
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:41:21 AM  Ref: 2993  Page 2 of 2
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2995
Source: Housing Monitor
HM Ref: 21214
UCS Character Area: INNER CITY
Address: 35 WELLINGTON PARK 35 WELLINGTON PARK
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0302
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:43:53 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Current Availability:
Ownership: Private
Willing Owner: Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2997
Source: Housing Monitor
HM Ref: 20571
UCS Character Area: CITY CENTRE
Address: THE FORMER WHITEHALL TOBACCO WORKS, LINFIELD ROAD
Postcode: BT12 / BT13
District Electoral Area: BOTANIC
Site Area (ha): 1.0773
Current Land Use: Underutilised site

Description: Appears to be an historical HM site. Remains underutilised. Tobacco works has been redeveloped and has been removed from capacity figures.
Site Capacity: 50

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: HM site
Planning granted for employment use: No
Employment Planning Reference No.: 
Planning granted for other land use: Part
Other use Planning Reference No.: Z/2011/0421/F
Other use Proposal Description: Temp ice rink.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.84
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
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<tr>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>Yes</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
<td>Medium density</td>
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<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<td>Willing Owner:</td>
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<table>
<thead>
<tr>
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<td>Multiple Ownership:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | 316 |
| Refined Density Assumption: |
| Housing Yield: | 47 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | 39607 |
| Employment Yield: | 33270.0000 |
| Potential Employment Type: |
| Traveller Site: | No |
| Phase: |
| Comments: |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2998
Source: Housing Monitor
HM Ref: 11333
UCS Character Area: WIDER CITY
Address: RIDDELL HALL, STRANMILLIS ROAD
Postcode: BT 010/4
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.9014
Current Land Use: Underutilised site
Description: Land zoned for housing however no evidence of the intention to develop. No planning permission in place.
Site Capacity: 14

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: MINOR
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.9014
## Site Suitability Assessment

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<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
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<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
<td>SIGNIFICIANT</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Distance from Train Halt:</td>
<td>400m+</td>
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<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Min CYCLE</td>
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<td>Walking Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

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<tbody>
<tr>
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<tr>
<td>Site for Sale:</td>
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<td>Ownership:</td>
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<td>Willing Owner:</td>
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<td>Multiple Ownerships:</td>
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<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
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<tr>
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<td>Current Capacity within system</td>
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<tr>
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</tbody>
</table>

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

<table>
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<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
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<td>Refined Density Assumption:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
<td></td>
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<tr>
<td>Traveller Site:</td>
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<tr>
<td>Phase:</td>
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<td>Comments:</td>
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Site Information

UCS Unique Ref: 2999
Source: Housing Monitor
HM Ref: 13017
UCS Character Area: INNER CITY
Address: 14 WELLINGTON PARK
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1996
Current Land Use: Belfast Urban Capacity Study
Description: 
Site Capacity: 23

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:38:55 AM Ref: 2999
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<tr>
<td>AQMA:</td>
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<tr>
<td>Conservation Area:</td>
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<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

| Utilities on Site: | |
| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |
| Residential Area Characteristics: | |
| Protected Route: | VERY FAR |
| Distance from Arterial Route: | WITHIN 100m |
| Highway Access to Site: | VERY CLOSE |
| Distance from Bus Stop: | 100-200m |
| Distance from Train Halt: | 400m+ |
| Cycling Distance to City Centre: | 5Min CYCLE |
| Walking Distance to City Centre: | 10Min WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

**Availability**

| Planning History: | |
| Site for Sale: | |
| Ownership: | Private |
| Willing Owner: | |

| Current Availability: | |
| Multiple Ownership: | |
| Potential for Ransom Strips: | |

**Achievability**

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

**Conclusions**

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

**Yield, Phasing & Type**

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 23 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3000
Source: Housing Monitor
HM Ref: 12524
UCS Character Area: CITY CENTRE
Address: LAND BETWEEN UTILITY STREET & EUREKA DRIVE
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1891
Current Land Use: Vacant site
Description: Site remain derelict and overgrown.

Site Capacity: 33

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0107/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1891
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
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</tr>
<tr>
<td>Area of Townscape Character</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
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</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
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<td>Surface Water</td>
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</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route</td>
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<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
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<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>100-200m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
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</table>

### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
<td>1. Site has full planning permission for housing</td>
</tr>
<tr>
<td>Site for Sale:</td>
<td>Yes</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness:</td>
<td>May come forward but will require some form of public sector support (social housing etc.)</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>33</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
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</tr>
<tr>
<td>Comments:</td>
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</tr>
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</table>
Site Information

UCS Unique Ref: 3003
Source: Housing Monitor
HM Ref: 288
UCS Character Area: INNER CITY
Address: 159-163 UNIVERSITY STREET
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0198
Current Land Use: Vacant site
Description: Site cleared and looks like development has commenced.
Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1 ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0198
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
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<td>LLPA</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>MINOR</td>
</tr>
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<td>Tidal Flood Plain</td>
<td>NONE</td>
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<td>Surface Water</td>
<td>NONE</td>
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<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td>Residential</td>
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<tr>
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<td>Medium density</td>
</tr>
<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
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<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>5Min WALK</td>
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### Availability

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<td>Site for Sale</td>
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<td>Willing Owner</td>
<td>Unknown</td>
</tr>
<tr>
<td>Current Availability</td>
<td>Vacant</td>
</tr>
<tr>
<td>Multiple Ownerships</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips</td>
<td>No</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
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</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
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<th>Question</th>
<th>Answer</th>
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<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
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<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<tr>
<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>

4/19/2018 9:39:45 AM Ref: 3003
### Belfast Urban Capacity Study

**Site Information**

- **UCS Unique Ref**: 3009
- **Source**: Housing Monitor
- **HM Ref**: 19304
- **UCS Character Area**: INNER CITY
- **Address**: 157-173 RODEN STREET
- **Postcode**: BT12
- **District Electoral Area**: BOTANIC
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.3077
- **Current Land Use**:

### Planning History

- **Planning granted for residential use**: Yes
  - **UCS Residential Planning Reference No.**: 
  - **Planning granted for employment use**: 
    - **Employment Planning Reference No.**: 
    - **Employment Planning Proposal Description**: 
  - **Planning granted for other land use**: 
    - **Other use Planning Reference No.**: 
    - **Other use Proposal Description**: 

### Land Use Zoning

- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

### Absolute Constraints

**Sites below 0.1ha or 5 residential units**:

- **Evidence that the site is being developed for alternative use**:
  - **Historic Park, Garden and Demesne**: NONE
  - **Urban Landscape Wedge**: NONE
  - **Area of Existing Open Space**: NONE
  - **Potential Open Space**: NONE
  - **Land identified for Health Use**: NONE
  - **River (Fluvial) Floodplain**: NONE
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
  - **Site Retained for further assessment**: Yes
  - **Size of Site Retained**: 

4/19/2018 9:39:40 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner: None

Current Availability:
Multiple Ownerships: Multiple Ownerships:
Potential for Ransom Strips: Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 35
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3011
Source: Housing Monitor
HM Ref: 12387
UCS Character Area: INNER CITY
Address: 7-13 CROMWELL ROAD

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0452
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 16

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:46:55 AM Ref: 3011
**Site Information**

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<td>Source:</td>
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<td>HM Ref:</td>
<td>12686</td>
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<tr>
<td>Address:</td>
<td>1-3 HOLMES STREET</td>
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<td>Postcode:</td>
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<td>Area Working Group:</td>
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<td>Site Capacity:</td>
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</table>

**Planning History**

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: Other use Planning Reference No.: 
- Other use Proposal Description: 

**Land Use Zoning**

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

**Absolute Constraints**

- Sites below 0.1ha or 5 residential units: 
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes
  - Size of Site Retained: 

---

4/19/2018 9:38:36 AM  Ref: 3012
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Current Availability:
Ownership: Private
Willing Owner: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 20
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:38:36 AM
Ref: 3012
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3014
Source: Housing Monitor
HM Ref: 19248
UCS Character Area: INNER CITY
Address: 26 CROMWELL ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0092
Current Land Use:

Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:30 AM  Ref: 3014  Page 1 of 2
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: NONE
- Protected Route: VERY FAR
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 100-200m
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 5Min WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td></td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
</table>

## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td></td>
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</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>5</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
### Belfast Urban Capacity Study

#### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>3017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>12885</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>134 UNIVERSITY AVENUE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT7</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.0305</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description:</td>
<td>Development commenced but stalled. No recent planning refs on portal.</td>
</tr>
<tr>
<td>Site Capacity:</td>
<td>9</td>
</tr>
</tbody>
</table>

#### Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
<td>No</td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Proposal Description:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for other land use:</td>
<td>No</td>
</tr>
<tr>
<td>Other use Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description:</td>
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</table>

#### Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning:</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Zoning:</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning:</td>
<td>NONE</td>
</tr>
</tbody>
</table>

#### Absolute Constraints

| Sites below 0.1ha or 5 residential units: | No |
| Evidence that the site is being developed for alternative use: | No |
| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | NONE |
| River (Fluvial) Floodplain: | NONE |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | 0.0305 |
# Site Suitability Assessment

## District Centre:
- District Centre: No

## Shopping / Commercial Area:
- Shopping / Commercial Area: NONE

## Area of Townscape Character:
- Area of Townscape Character: NONE

## Lagan Valley Regional Park:
- Lagan Valley Regional Park: NONE

## LLPA:
- LLPA: NONE

## Site of Local Nature Conservation Importance:
- Site of Local Nature Conservation Importance: NONE

## AQMA:
- AQMA: NONE

## Conservation Area:
- Conservation Area: NONE

## ASSSI:
- ASSSI: NONE

## Monument Record:
- Monument Record: NONE

## Neighbourhood Renewal Area:
- Neighbourhood Renewal Area: NONE

## Listed Building:
- Listed Building: NONE

## Tidal Flood Plain:
- Tidal Flood Plain: NONE

## Surface Water:
- Surface Water: NONE

## Topography:
- Topography: Flat

## Utilities on Site:
- Utilities on Site: None

## Known Contamination and Ground Stability Issues:
- Known Contamination and Ground Stability Issues: No

## Neighbouring Area Characteristics:
- Neighbouring Area Characteristics: Residential

## Residential Area Characteristics:
- Residential Area Characteristics: Medium density

## Protected Route:
- Protected Route: VERY FAR

## Distance from Arterial Route:
- Distance from Arterial Route: WITHIN 100m

## Highway Access to Site:
- Highway Access to Site: VERY CLOSE

## Distance from Bus Stop:
- Distance from Bus Stop: WITHIN 100m

## Distance from Train Halt:
- Distance from Train Halt: 400m+

## Cycling Distance to City Centre:
- Cycling Distance to City Centre: 5Min CYCLE

## Walking Distance to City Centre:
- Walking Distance to City Centre: 5Min WALK

## Enhancements to the Proposed Transport Network (BRT, Road Improvements):
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

## Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
<th>Market Attractiveness</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Site has full planning permission for housing</td>
<td>Vacant</td>
<td>Market likely to deliver</td>
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</table>

<table>
<thead>
<tr>
<th>Site for Sale</th>
<th>Multiple Ownerships</th>
<th>Infrastructure Constraints - Waste Water Treatment System</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>No</td>
<td>Current Capacity within system</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Potential for Ransom Strips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Willing Owner</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unknown</td>
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</table>

## Achievability

<table>
<thead>
<tr>
<th>Infra Structure Constraints - Transport Network</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Network can accommodate new development</td>
<td></td>
</tr>
</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<td>Is the Site Available?</td>
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## Yield, Phasing & Type

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<thead>
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<th>Employment Density Assumption:</th>
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<tr>
<td>Potential Employment Type:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Traveller Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase:</td>
</tr>
<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 3018
Source: Housing Monitor
HM Ref: 12191
UCS Character Area: CITY CENTRE
Address: 2-8 BOTANIC AVENUE, 1-13 DONEGALL PASS
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0668
Current Land Use:

Description:

Site Capacity: 32

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 32
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3019
Source: Housing Monitor
HM Ref: 20114
UCS Character Area: WIDER CITY
Address: 34 & 36 SANS SOUCI PARK
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0604
Current Land Use: Underutilised site
Description: Recent application for (LA04/2017/1983/F) Change of use from HMO to 3 No. apartments (at 34 San Souci Park) and 1 semi detached dwelling (at 36 San Souci Park) with 3 storey rear extensions to both buildings.
Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 

Belfast Urban Capacity Study
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>Utilities on Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Shopping / Commerical Area:</th>
<th>Known Contamination and Ground Stability Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
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<table>
<thead>
<tr>
<th>Area of Townscape Character:</th>
<th>Neighbouring Area Characteristics:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lagan Valley Regional Park:</th>
<th>Residential Area Characteristics:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>VERY FAR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LLPA:</th>
<th>Protected Route:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site of Local Nature Conservation Importance:</th>
<th>Distance from Arterial Route:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>100m-200</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>AQMA:</th>
<th>Highways Access to Site:</th>
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<tbody>
<tr>
<td>NONE</td>
<td>VERY CLOSE</td>
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<table>
<thead>
<tr>
<th>Conservation Area:</th>
<th>Distance from Bus Stop:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGNIFICANT</td>
<td>100-200m</td>
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</table>

<table>
<thead>
<tr>
<th>ASSSI:</th>
<th>Distance from Train Halt:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>400m+</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Monument Record:</th>
<th>Cycling Distance to City Centre:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>10Min CYCLE</td>
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<table>
<thead>
<tr>
<th>Neighbourhood Renewal Area:</th>
<th>Walking Distance to City Centre:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10Mins+ WALK</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Listed Building:</th>
<th>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
</tr>
</tbody>
</table>

| Tidal Flood Plain: |                                                                         |
|--------------------|                                                                         |

| Surface Water: |                                                                         |
|----------------|                                                                         |

| Topography: |                                                                         |
|-------------|                                                                         |

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Site for Sale:</th>
<th>Multiple Ownerships:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Ownership:</th>
<th>Potential for Ransom Strips:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td></td>
</tr>
</tbody>
</table>

| Willing Owner: | |
|----------------| |

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
</tr>
</thead>
<tbody>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Transport Network:</th>
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</thead>
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<td></td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the Site Available?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Is the Site Achievable?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Refined Density Assumption: | |
|-----------------------------| |

<table>
<thead>
<tr>
<th>Housing Yield:</th>
<th>5</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Potential Housing Type:</th>
<th>Apartment/Flat</th>
</tr>
</thead>
</table>

| Employment Density Assumption: | |
|---------------------------------| |

| Employment Yield: | |
|-------------------| |

| Potential Employment Type: | |
|---------------------------| |

| Traveller Site: | |
|-----------------| |

| Phase: | |
|--------| |

| Comments: | |
|-----------| |
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3020
Source: Housing Monitor
HM Ref: 12253
UCS Character Area: WIDER CITY
Address: 18 WINDSOR AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2154
Current Land Use: Vacant site
Description: Building appears to be vacant. HM refers to 6 units. Current application pending for Development of 30 apartments (LA04/2016/0775/F)

Site Capacity: 6

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0775/F
Planning granted for employment use: No
Employment Planning Reference No.: None
Employment Planning Proposal Description: None
Planning granted for other land use: No
Other use Planning Reference No.: None
Other use Proposal Description: None

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2154
### Site Suitability Assessment

<table>
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<tr>
<th>Feature</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
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</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
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<tr>
<td>LLPA</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<tr>
<td>AQMA</td>
<td>NONE</td>
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<tr>
<td>Conservation Area</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
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<tr>
<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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</tr>
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<td>Listed Building</td>
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<tr>
<td>Tidal Flood Plain</td>
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<td>Surface Water</td>
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<td>Topography</td>
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<tr>
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<tr>
<td>Known Contamination and Ground Stability Issues</td>
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<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt</td>
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<tr>
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<tr>
<td>Walking Distance to City Centre</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
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<tr>
<td>Site for Sale</td>
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<tr>
<td>Ownership</td>
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<tr>
<td>Willing Owner</td>
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<td>Multiple Ownerships</td>
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<tr>
<td>Potential for Ransom Strips</td>
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</table>

### Achievability

| Market Attractiveness                        | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System | Current Capacity within system |
| Infrastructure Constraints - Transport Network:     | Network can accommodate new development |

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
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<tr>
<td>Is the Site Available?</td>
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<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
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<td>Housing Density Assumption</td>
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<td>Refined Density Assumption</td>
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<td>Housing Yield</td>
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<tr>
<td>Potential Housing Type</td>
<td>Apartment/Flat</td>
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<tr>
<td>Employment Density Assumption</td>
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<td>Employment Yield</td>
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<tr>
<td>Potential Employment Type</td>
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<td>Traveller Site</td>
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<td>Comments</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3021
Source: Housing Monitor
HM Ref: 20872
UCS Character Area: INNER CITY
Address: 6 CRESCENT GARDENS

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0863
Current Land Use:

Description:

Site Capacity: 20

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
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<tr>
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</tr>
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<tbody>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
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<tr>
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<td>WITHIN 100m</td>
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<tr>
<td>Distance from Train Halt:</td>
<td>100-200m</td>
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<td>5Min CYCLE</td>
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<td>Walking Distance to City Centre:</td>
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<tr>
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## Availability

<table>
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<tr>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td>Willing Owner:</td>
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## Achievability

<table>
<thead>
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<th>Market Attractiveness:</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

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<th>Answer</th>
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<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

<table>
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<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tr>
<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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### Belfast Urban Capacity Study

#### Site Information

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<td>Source</td>
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<td>12230</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>301-303 DONEGALL ROAD</td>
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<td>Postcode</td>
<td>BT12</td>
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<tr>
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<td>Area Working Group</td>
<td>SOUTH</td>
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<td>Site Area (ha)</td>
<td>0.0591</td>
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<tr>
<td>Current Land Use</td>
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<td>Description</td>
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<td>Site Capacity</td>
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#### Planning History

- Planning granted for residential use: Yes
- Employment Planning Proposal Description: 
- Other use Planning Proposal Description: 

#### Land Use Zoning

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<thead>
<tr>
<th>Zoning Type</th>
<th>Status</th>
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<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
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<tr>
<td>Housing Zoning</td>
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</tr>
</tbody>
</table>

#### Absolute Constraints

- Sites below 0.1ha or 5 residential units: 
- Evidence that the site is being developed for alternative use: 
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 

---

4/19/2018 9:43:09 AM
**Site Suitability Assessment**

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**Area of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** NONE  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:**

**Utilities on Site:**
**Known Contamination and Ground Stability Issues:**
**Neighbouring Area Characteristics:**

**Residential Area Characteristics:**
**Protected Route:** CLOSE  
**Distance from Arterial Route:** WITHIN 100m  
**Highway Access to Site:** ADJACENT  
**Distance from Bus Stop:** 100-200m  
**Distance from Train Halt:** 400m+  
**Cycling Distance to City Centre:** 5Min CYCLE  
**Walking Distance to City Centre:** 5Min WALK  
**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

### Availability

**Planning History:**
**Site for Sale:**
**Ownership:** Public Sector (DSD/BCC/NIHE)
**Willing Owner:**

**Current Availability:**
**Multiple Ownership:**
**Potential for Ransom Strips:**

### Achievability

**Market Attractiveness:**
**Infrastructure Constraints - Waste Water Treatment System:**
**Infrastructure Constraints - Transport Network:**

### Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**
**Housing Yield:** 14  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**
**Employment Yield:**
**Potential Employment Type:**
**Traveller Site:**
**Phase:**
**Comments:**
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3023
Source: Housing Monitor
HM Ref: 19536
UCS Character Area: CITY CENTRE
Address: 65-71 DUBLIN ROAD

Postcode: BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0594
Current Land Use: development complete and occupied.

Site Capacity: 66

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:46:31 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIAL
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE

Neighbouring Area Characteristics:
Residential Area Characteristics: FAR
Protected Route: FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0
Refined Density Assumption:
Housing Yield: 66
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

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<td>Description:</td>
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<tr>
<td>Site Capacity:</td>
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### Planning History

<table>
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### Land Use Zoning

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### Absolute Constraints

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<tbody>
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</tr>
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</table>
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:

### Site Suitability Assessment

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<td>5Min WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Ongoing use not expected to cease</td>
</tr>
<tr>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
</tr>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
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</table>

### Yield, Phasing & Type

4/19/2018 9:45:48 AM Ref: 3029 Page 2 of 3
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type:
change of use, alterations and three storey rear extension to existing dwelling to form 12 no. Apart
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
# Belfast Urban Capacity Study

## Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3032</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19346</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>165 UNIVERSITY STREET</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT7</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0163</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>DEVELOPMENT COMPLETED</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>6</td>
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## Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:**
- **Planning granted for employment use:**
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:**
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

## Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

## Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** No
- **Evidence that the site is being developed for alternative use:** No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** No
- **Size of Site Retained:** 0

4/19/2018 9:40:00 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:

Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability:
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 6
Potential Housing Type: Demolition of 165 University Street and redevelopment to accommodate 7No. apartments (Amended propos

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3034
Source: Housing Monitor
HM Ref: 18780
UCS Character Area: INNER CITY
Address: TO THE REAR OF 81-87 RUGBY AVENUE
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0123
Current Land Use:
Description:
Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:55:10 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3035
Source: Housing Monitor
HM Ref: 18713
UCS Character Area: INNER CITY
Address: 39-43 AGINCOURT AVENUE
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0365
Current Land Use:
Description:
Site Capacity: 10

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
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</tr>
<tr>
<td>LLPA:</td>
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<td>AQMA:</td>
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<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
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</tr>
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<td>Distance from Train Halt:</td>
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</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
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<tr>
<td>Walking Distance to City Centre:</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3036
Source: Housing Monitor
HM Ref: 19886
UCS Character Area: CITY CENTRE
Address: 41-49 QUEEN STREET & 24 COLLEGE STREET
Postcode: BT1
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1149
Current Land Use: Vacant site

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: LA04/2015/1252/F
Other use Proposal Description: Student accommodation

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1149
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
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</tr>
<tr>
<td>Area of Townscape Character</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park</td>
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</tr>
<tr>
<td>LLPA</td>
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<td>Site of Local Nature Conservation Importance</td>
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<tr>
<td>AQMA</td>
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<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
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<td>Topography</td>
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<td>Utilities on Site</td>
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<td>Known Contamination and Ground Stability Issues</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
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<td>Residential Area Characteristics</td>
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<td>Protected Route</td>
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<td>Highway Access to Site</td>
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<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>200-400m</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>CITY CENTRE</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Site for Sale</td>
<td>No</td>
</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
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<td>Willing Owner</td>
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<td>Planning History</td>
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<tr>
<td>Current Availability</td>
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<td>Multiple Ownerships</td>
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<tr>
<td>Potential for Ransom Strips</td>
<td>No</td>
</tr>
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</table>

### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Housing Density Assumption</td>
<td>Dwellings per hectare: 69</td>
</tr>
<tr>
<td>Potential Housing Type</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption</td>
<td></td>
</tr>
<tr>
<td>Employment Yield</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type</td>
<td></td>
</tr>
<tr>
<td>Traveller Site</td>
<td></td>
</tr>
<tr>
<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td>HM site. must be an historical approval as no ref on the Planning portal.</td>
</tr>
</tbody>
</table>

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## Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>3038</th>
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<tbody>
<tr>
<td>Source:</td>
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<tr>
<td>HM Ref:</td>
<td>18326</td>
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<tr>
<td>UCS Character Area:</td>
<td>CITY CENTRE</td>
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<tr>
<td>Address:</td>
<td>116 DONEGALL PASS</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT 118</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
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<td>Current Land Use:</td>
<td>Underutilised site</td>
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<td>Description:</td>
<td>Site remains vacant. Historical HM ref, no applications approved since 2010.</td>
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<tr>
<td>Site Capacity:</td>
<td>11</td>
</tr>
</tbody>
</table>

## Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use:</th>
<th>Yes</th>
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<tbody>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Historical</td>
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<tr>
<td>Planning granted for employment use:</td>
<td>No</td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
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<tr>
<td>Employment Planning Proposal Description:</td>
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<tr>
<td>Planning granted for other land use:</td>
<td>No</td>
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<tr>
<td>Other use Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description:</td>
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## Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Zoning:</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning:</td>
<td>No</td>
</tr>
</tbody>
</table>

## Absolute Constraints

| Sites below 0.1ha or 5 residential units: | No |
| Evidence that the site is being developed for alternative use: | No |
| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | NONE |
| River (Fluvial) Floodplain: | NONE |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | 0.044 |
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 11
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3041
Source: Housing Monitor
HM Ref: 20570
UCS Character Area: CITY CENTRE
Address: SITES 3 & 4 CITYLINK BUSINESS PARK ALBERT STREET
Postcode: CC 031
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.3046
Current Land Use:
Description:
Site Capacity: 133

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
  AQMA: SERIOUS
  Conservation Area: NONE
  ASSSI: NONE
  Monument Record: NONE
  Neighbourhood Renewal Area:
    Listed Building: CONSIDERABLE
    Tidal Flood Plain: NONE
    Surface Water: MINOR
    Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Current Availability:
Ownership: Private Multiple Ownerships:
Willing Owner:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 133
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3043
Source: Housing Monitor
HM Ref: 18955
UCS Character Area: ARTERIAL ROUTE
Address: LANDS ADJACENT TO 2 BARRINGTON GARDENS
Postcode: CC 028
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0387
Current Land Use:

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield:
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3047
Source: Housing Monitor
HM Ref: 18717
UCS Character Area: INNER CITY
Address: FORMER INDUSTRIAL SITE, MILNER STREET
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.4265
Current Land Use: Vacant site
Description: Z/2014/1053/F - Construction of 48no. apartments (39 x 2bed and 9 x 1bed) in 8no. separate blocks with associated parking and communal amenity space (Amended Plans and Additional Information received)
Not commenced.
Site Capacity: 48

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1053/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Site Retained for further assessment: Yes

Size of Site Retained: 0.4265

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Utilities on Site:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>LLPA:</td>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
</tr>
<tr>
<td>AQMA:</td>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>Walking Distance to City Centre:</td>
<td>5Min WALK</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Water:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

Planning History: 1. Site has full planning permission for housing

Site for Sale: No

Ownership: Private

Willing Owner: Unknown

Current Availability: Vacant

Multiple Ownenrships: No

Potential for Ransom Strips: No

### Achievability

Market Attractiveness: May come forward but will require some form of public sector support (social housing etc.)

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

### Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 48
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3048
Source: Housing Monitor
HM Ref: 19562
UCS Character Area: CITY CENTRE
Address: 55-71 ORMEAU ROAD

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1666
Current Land Use: Currently level car park
Description: Currently under construction. Will likely be occupied by the start of the plan period. Monitor and record as completed in due course. Scheme being constructed is for 88 units. HM ref was for 83.
Site Capacity: 83

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/0245/F - LA04/2016/0967/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1666

4/19/2018 9:45:49 AM Ref: 3048
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: SIGNIFICANT
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: SERIOUS
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: High density
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Yes

Current Availability: No
Multiple Ownerships: No
Potential for Ransom Strips:

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 83
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:45:49 AM Ref: 3048
Site Information

UCS Unique Ref: 3049
Source: Housing Monitor
HM Ref: 19204
UCS Character Area: ARTERIAL ROUTE
Address: 2 CLAREMONT MEWS
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0351

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge:
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use:
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR:
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:41:10 AM  Ref: 3049
Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character: NONE  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance: NONE  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listing Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography: 

Utilities on Site: 
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: Current Availability:  
Site for Sale: Multiple Ownerships:  
Ownership: Private  
Willing Owner: Potential for Ransom Strips:  

Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:  

Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes  

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption: 
Housing Yield: 6  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments: 

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3053
Source: Housing Monitor
HM Ref: 19550
UCS Character Area: CITY CENTRE
Address: 149-151 SANDY ROW
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0190
Current Land Use:
Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site: Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics: FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Current Availability:
Ownership: Private Multiple Ownerships:
Willing Owner: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3054
Source: Housing Monitor
HM Ref: 11114
UCS Character Area: CITY CENTRE
Address: LAND TO THE REAR OF 55-85 GREAT VICTORIA STREET AN
Postcode: BT12
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.2945
Current Land Use: Surface level car park
Description: Part of the site developed as the days in hotel. The remaining surface level car park would be suitable for either residential or employment use. HM ref appears to be historical and the outline different from existing site.
Site Capacity: 27

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical.
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 1.19

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Ref: 3054
**Site Suitability Assessment**

- **District Centre:** No
- **Shopping / Commercial Area:** NONE
- **Area of Townscape Character:** NONE
- **Lagan Valley Regional Park:** NONE
- **LLPA:** NONE
- **Site of Local Nature Conservation Importance:** NONE
- **AQMA:** NONE
- **Conservation Area:** NONE
- **ASSSI:** NONE
- **Monument Record:** NONE
- **Neighbourhood Renewal Area:** NONE
- **Listed Building:** NONE
- **Tidal Flood Plain:** NONE
- **Surface Water:** MINOR
- **Topography:** Flat
- **Utilities on Site:** None
- **Known Contamination and Ground Stability Issues:** Yes
- **Neighbouring Area Characteristics:** Commercial
- **Residential Area Characteristics:** High density
- **Protected Route:** CLOSE
- **Distance from Arterial Route:** 400m+
- **Highway Access to Site:** VERY CLOSE
- **Distance from Bus Stop:** WITHIN 100m
- **Distance from Train Halt:** 100-200m
- **Cycling Distance to City Centre:** CITY CENTRE
- **Walking Distance to City Centre:** CITY CENTRE
- **Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

**Availability**

- **Planning History:**
- **Site for Sale:** No
- **Ownership:** Public Sector (DSD/BCC/NIHE)
- **Willing Owner:** Unknown
- **Current Availability:** Vacant
- **Multiple Ownreships:** No
- **Potential for Ransom Strips:** No

**Achievability**

- **Market Attractiveness:** Market likely to deliver
- **Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system
- **Infrastructure Constraints - Transport Network:** Network can accommodate new development

**Conclusions**

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

**Yield, Phasing & Type**

- **Housing Density Assumption (Dwellings per hectare):** 316
- **Refined Density Assumption:**
  - **Housing Yield:** 27
  - **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
  - **Employment Yield:**
  - **Potential Employment Type:**
- **Traveller Site:** No
- **Phase:**
- **Comments:**
### Belfast Urban Capacity Study

#### Site Information
- **UCS Unique Ref**: 3056
- **Source**: Housing Monitor
- **HM Ref**: 20548
- **UCS Character Area**: CITY CENTRE
- **Address**: HOPE STREET, 7-13 LINCOLN PLACE AND 1-17 ST ANDREW
- **Postcode**: BT12
- **District Electoral Area**: BOTANIC
- **Area Working Group**: SOUTH
- **Site Area (ha)**: 0.0885
- **Current Land Use**: Belfast Urban Capacity Study

#### Site Capacity
- **Site Capacity**: 130

#### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

#### Land Use Zoning
- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

#### Absolute Constraints
- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
  - **Historic Park, Garden and Demesne**: NONE
  - **Urban Landscape Wedge**: NONE
  - **Area of Existing Open Space**: NONE
  - **Potential Open Space**: NONE
  - **Land identified for Health Use**: NONE
  - **River (Fluvial) Floodplain**: NONE
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Utilities on Site:

Planning History: 
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner: 

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 130
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3057
Source: Housing Monitor
HM Ref: 20009
UCS Character Area: INNER CITY
Address: 22 CROMWELL ROAD
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0101
Current Land Use:
Description:

Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3059
Source: Housing Monitor
HM Ref: 19547
UCS Character Area: CITY CENTRE
Address: 1-5 GAFFIKIN STREET
Postcode: BT12
District Electoral Area: BOTANIC
Site Area (ha): 0.0553
Current Land Use: Underutilised site
Description: Building currently in use for tyre centre. High density residential development adjacent. site would be suitable for residential. LA04/2015/0617/O - more recent application for 42 apts.
Site Capacity: 51

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/0777/F / LA04/2015/0617/O
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0553

4/19/2018 9:39:20 AM Ref: 3059
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: Flat
Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: High density
Protected Route: FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes
Current Availability: Expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability
Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Housing Density Assumption:
Refined Density Assumption:
Housing Yield: 51
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
### Site Information

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<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>12252</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>19A WINDSOR AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT9</td>
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<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Site Area (ha)</td>
<td>0.1251</td>
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<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>Current dwelling appears to be in use. HM ref must be historical. LA04/2017/1714/O - Gatelodge style dwelling as infill between Nos 17 and 19 Windsor Avenue, Belfast</td>
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<tr>
<td>Site Capacity</td>
<td>7</td>
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### Planning History

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td>UCS Residential Planning Reference No.:</td>
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<tr>
<td>Planning granted for employment use</td>
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<td>Employment Planning Reference No.:</td>
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<tr>
<td>Other use Planning Reference No.:</td>
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### Land Use Zoning

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<tr>
<td>Mixed Zoning</td>
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<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

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<td>Sites below 0.1ha or 5 residential units:</td>
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<tr>
<td>Evidence that the site is being developed for alternative use:</td>
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<tr>
<td>Historic Park, Garden and Demesne:</td>
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<tr>
<td>Urban Landscape Wedge:</td>
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<tr>
<td>Area of Existing Open Space:</td>
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<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
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<tr>
<td>Land identified for Health Use:</td>
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<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
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<tr>
<td>Special Protection Area:</td>
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<td>RAMSAR:</td>
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<td>Site Retained for further assessment:</td>
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4/19/2018 9:41:02 AM

Ref: 3061
### Site Suitability Assessment

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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
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<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
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<td>Distance from Train Hal:</td>
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<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
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<td>Walking Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
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<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<td>Willing Owner:</td>
<td>Unknown</td>
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<tr>
<td>Multiple Ownerships:</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
<th>Infrastructure Constraints - Transport Network:</th>
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<tbody>
<tr>
<td>Market likely to deliver</td>
<td>Current Capacity within system</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>7</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3065
Source: Housing Monitor
HM Ref: 12389
UCS Character Area: CITY CENTRE
Address: FITZWILLIAM TERRACE, BOTANIC AVENUE
Postcode: BT 118
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2534
Current Land Use: Vacant site
Description: Railway appears to run underneath the site. Site zoned for housing (committed housing site) - historical planning app.
Site Capacity: 92

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2534

4/19/2018 9:49:31 AM Ref: 3065
**Site Suitability Assessment**

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<tr>
<th>Feature</th>
<th>Description</th>
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<tr>
<td>District Centre</td>
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<td>Shopping / Commercial Area</td>
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<td>Area of Townscape Character</td>
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<tr>
<td>Lagan Valley Regional Park</td>
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<tr>
<td>LLPA</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
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<td>ASSI</td>
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<tr>
<td>Monument Record</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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<tr>
<td>Listed Building</td>
<td>SERIOUS</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
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<td>Topography</td>
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<td>Utilities on Site</td>
<td>Major constraint</td>
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<td>Known Contamination and Ground Stability Issues</td>
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<td>Neighbouring Area Characteristics</td>
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<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
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<td>Distance from Train Halt</td>
<td>WITHIN 100m</td>
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<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
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<td>Walking Distance to City Centre</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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**Availability**

<table>
<thead>
<tr>
<th>Planning History</th>
<th>1. Site has full planning permission for housing</th>
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<tbody>
<tr>
<td>Site for Sale</td>
<td>No</td>
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<tr>
<td>Ownership</td>
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<td>Willing Owner</td>
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<td>Multiple Ownerships</td>
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<td>Potential for Ransom Strips</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Market likely to deliver</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
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**Yield, Phasing & Type**

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<td>Refined Density Assumption:</td>
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<td>Potential Housing Type:</td>
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<td>Traveller Site:</td>
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<td>Comments:</td>
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**Site Information**

UCS Unique Ref: 3069  
Source: Housing Monitor  
HM Ref: 20917  
UCS Character Area: CITY CENTRE  
Address: LANDS AT 2-8 BOTANIC AVE AND 1-13 DONEGALL PASS  
Postcode: BT 118  
District Electoral Area: BOTANIC  
Area Working Group: SOUTH  
Site Area (ha): 0.0954  
Current Land Use: Vacant site  
Description: Site remains vacant. Historical HM ref.  
Site Capacity: 32

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.: Historical  
Planning granted for employment use: No  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use: No  
Other use Planning Reference No.:  
Other use Proposal Description:  

**Land Use Zoning**

Employment Zoning: No  
Mixed Zoning: No  
Housing Zoning: No

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:  
Evidence that the site is being developed for alternative use: No  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: NONE  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained: 0.0954
## Site Suitability Assessment

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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

## Availability

### Planning History:
- Site for Sale: No
- Ownership: Private
- Willing Owner: Unknown

### Current Availability:
- Vacant

### Multiple Ownerships:
- No

### Potential for Ransom Strips:
- No

## Achievability

### Market Attractiveness:
- Market likely to deliver

### Infrastructure Constraints - Waste Water Treatment System:
- Current Capacity within system

### Infrastructure Constraints - Transport Network:
- Network can accommodate new development

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- Housing Yield: 32
- Potential Housing Type: Apartment/Flat

### Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:
- Traveller Site: No

### Phase:
- Comments:
## Site Information

<table>
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<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3070</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20775</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>163-169 DONEGALL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>CC 028</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
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<tr>
<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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<tr>
<td>Description</td>
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## Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** Historical
- **Planning granted for employment use:** No
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:** No
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

## Land Use Zoning

- **Employment Zoning:** No
- **Mixed Zoning:** No
- **Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**
- **Evidence that the site is being developed for alternative use:** No
- **Historic Park, Garden and Demesne:** NONE
- **Urban Landscape Wedge:** NONE
- **Area of Existing Open Space:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:** 0.0193
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: 
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: 
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 100-200m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

Availability

Planning History:
Site for Sale: No
Ownership: Private
Willing Owner: Unknown

Current Availability: Expected to cease
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
### Belfast Urban Capacity Study

#### Site Information

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<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20888</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>LAND AT POSNETT STREET, CHAMBERS STREET &amp; RATCLIFF</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 118</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.7806</td>
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<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
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<tr>
<td>Description</td>
<td>Site remains vacant. Zoned for social housing in BMAP. HM had recorded the site as having capacity for 10 units. This must be an error therefore character area density assumption applied.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>10</td>
</tr>
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</table>

#### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: [Unspecified]
- Planning granted for employment use: No
- Employment Planning Reference No.: [Unspecified]
- Employment Planning Proposal Description: [Unspecified]
- Planning granted for other land use: No
- Other use Planning Reference No.: [Unspecified]
- Other use Proposal Description: [Unspecified]

#### Land Use Zoning

- Employment Zoning: No
- Mixed Zoning: No
- Housing Zoning: Yes

#### Absolute Constraints

- Sites below 0.1ha or 5 residential units: No
- Evidence that the site is being developed for alternative use: No
- Historic Park, Garden and Demesne: NONE
- Urban Landscape Wedge: NONE
- Area of Existing Open Space: NONE
- Potential Open Space: NONE
- Land identified for Health Use: NONE
- River (Fluvial) Floodplain: NONE
- Special Protection Area: NONE
- RAMSAR: NONE
- Site Retained for further assessment: Yes
- Size of Site Retained: 0.7806

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Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: Flat

Utilities on Site: Minor constraint
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: No
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Unknown

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

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Site Information

UCS Unique Ref: 3075
Source: Housing Monitor
HM Ref: 20092
UCS Character Area: INNER CITY
Address: 56 & 60 ULSTERVILLE AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1877
Current Land Use: Underutilised site
Description: A large portion of the site is occupied by a crèche.
Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description:
Planning granted for other land use: Yes
Other use Planning Reference No.: Other use Proposal Description: Creche

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: Yes
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: MINOR
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route: 100m-200
Distance from Arterial Route: VERY CLOSE
Highway Access to Site: 100-200m
Distance from Bus Stop: 400m+
Distance from Train Halt: 5Min CYCLE
Cycling Distance to City Centre: 5Min WALK
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? No
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 15
Potential Housing Type: Demolition of 2 detached dwellings & erection of 2 new apartments blocks. One block comprising of 11

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Site Information**

**UCS Unique Ref**: 3077  
**Source**: Housing Monitor  
**HM Ref**: 21454  
**UCS Character Area**: CITY CENTRE  
**Address**: 160 - 174 SANDY ROW  
**Postcode**: BT12  
**District Electoral Area**: BOTANIC  
**Area Working Group**: SOUTH  
**Site Area (ha)**: 0.0662  
**Current Land Use**:  

**Site Capacity**: 11

**Planning History**

- Planning granted for residential use: Yes  
  **UCS Residential Planning Reference No.**:  
- Planning granted for employment use:  
  **Employment Planning Reference No.**:  
  **Employment Planning Proposal Description**:  
- Planning granted for other land use:  
  **Other use Planning Reference No.**:  
  **Other use Proposal Description**:  

**Land Use Zoning**

- Employment Zoning: NONE  
- Mixed Zoning: NONE  
- Housing Zoning: NONE

**Absolute Constraints**

- Sites below 0.1ha or 5 residential units:  
  **Evidence that the site is being developed for alternative use**:  
  - Historic Park, Garden and Demesne: NONE  
  - Urban Landscape Wedge: NONE  
  - Area of Existing Open Space: NONE  
  - Potential Open Space: NONE  
  - Land identified for Health Use: NONE  
  - River (Fluvial) Floodplain: NONE  
  - Special Protection Area: NONE  
  - RAMSAR: NONE  
  **Site Retained for further assessment**: Yes  

**Size of Site Retained**

4/19/2018 9:39:50 AM  
Ref: 3077
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
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</tr>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
<td>MINOR</td>
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<tr>
<td>Topography:</td>
<td></td>
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</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: FAR
- Distance from Arterial Route: 200-400m
- Highway Access to Site: ADJACENT
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

### Planning History:
- Site for Sale: 
- Ownership: Private
- Willing Owner:

### Current Availability:
- Multiple Ownerships:
- Potential for Ransom Strips:

## Achievability

### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

## Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- Housing Yield: 11
- Potential Housing Type: Apartment/Flat

### Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:

### Traveler Site:
- Phase:
- Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3085
Source: Housing Monitor
HM Ref: 21477
UCS Character Area: INNER CITY
Address: 16 COLLEGE GARDENS
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0257
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

**District Centre:** No  
**Shopping / Commerical Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:**  
**AQMA:** NONE  
**Conservation Area:** SIGNIFICANT  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** SIGNIFICANT  
**Listed Building:** SIGNIFICANT  
**Tidal Flood Plain:** NONE  
**Surface Water:** MINOR  
**Topography:**  

**Utilities on Site:**  
**Known Contamination and Ground Stability Issues:**  
**Neighbouring Area Characteristics:**  
**Residential Area Characteristics:**  
**Protected Route:** VERY FAR  
**Distance from Arterial Route:** 100m-200m  
**Highway Access to Site:** VERY CLOSE  
**Distance from Bus Stop:** 100-200m  
**Distance from Train Halt:** 400m+  
**Cycling Distance to City Centre:** 5Min CYCLE  
**Walking Distance to City Centre:** 5Min WALK  
**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**  

### Availability

**Planning History:**  
**Site for Sale:**  
**Ownership:** Private  
**Willing Owner:**  

**Current Availability:**  
**Multiple Ownerships:**  
**Potential for Ransom Strips:**  

### Achievability

**Market Attractiveness:**  
**Infrastructure Constraints - Waste Water Treatment System:**  
**Infrastructure Constraints - Transport Network:**  

### Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes  

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:**  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**  

---

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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3086
Source: Housing Monitor
HM Ref: 21479
UCS Character Area: ARTERIAL ROUTE
Address: 137 - 141 ORMEAU ROAD

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1003
Current Land Use:
Description: DEVELOPMENT COMPLETED AND OCCUPIED.
Site Capacity: 15

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 0
## Site Suitability Assessment

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<tr>
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<th>Description</th>
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<tbody>
<tr>
<td>District Centre</td>
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<tr>
<td>Shopping / Commerical Area</td>
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<td>Lagan Valley Regional Park</td>
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<td>Topography</td>
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<td>Utilities on Site</td>
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<tr>
<td>Known Contamination and Ground Stability Issues</td>
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<td>Neighbouring Area Characteristics</td>
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</tr>
<tr>
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<td>Distance from Arterial Route</td>
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<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>5Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
<td></td>
</tr>
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## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td>Willing Owner:</td>
<td></td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>15</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Demolition of existing buildings and erection of 11 two-bedroom and 4 one-bedroom apartments, car pa</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 3096
Source: Housing Monitor
HM Ref: 21544
UCS Character Area: INNER CITY
Address: 53 CROMWELL ROAD BOTANIC AVENUE
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0184
Current Land Use:

Site Information

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:45:39 AM Ref: 3096
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: YES
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships: YES
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3097
Source: Housing Monitor
HM Ref: 21505
UCS Character Area: INNER CITY
Address: 21, 23 & 25 ULSTERVILLE AVENUE
Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0774
Current Land Use: Underutilised site
Description: Z/2013/1009/F - Refurbishment of existing buildings to provide 15 No. one bed apartments and 3 No. two bed duplex apartments. An extra floor will be added to the returns on 21 and 23 Ulsterville Avenue. External escape stair to be removed.
This development appears to be complete.
Site Capacity: 6

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2013/1009/F
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

4/19/2018 9:41:33 AM  Ref: 3097  Page 1 of 3
Evidence that the site is being developed for alternative use:
No

Historic Park, Garden and Demesne:
NONE

Urban Landscape Wedge:
NONE

Area of Existing Open Space:
NONE

Potential Open Space:
NONE

Land identified for Health Use:
NONE

River (Fluvial) Floodplain:
NONE

Special Protection Area:
NONE

RAMSAR:
NONE

Site Retained for further assessment:
Yes

Size of Site Retained:
0.0774

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
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<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
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<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td></td>
</tr>
<tr>
<td>Listed Building</td>
<td>SIGNIFICIANT</td>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td></td>
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<tr>
<td>Residential Area Characteristics</td>
<td></td>
</tr>
<tr>
<td>Residential Area Characteristics</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route</td>
<td></td>
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<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>5Min WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>Willing Owner:</td>
<td>Yes</td>
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<table>
<thead>
<tr>
<th>Current Availability:</th>
<th>Expected to cease</th>
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<tbody>
<tr>
<td>Multiple Ownership:</td>
<td>No</td>
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<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

4/19/2018 9:41:33 AM Ref: 3097
Housing Density Assumption (Dwellings per hectare):
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type:
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

Approved planning density
Refurbishment of existing buildings to provide 15 No. one bed apartments and 3no. two bed duplex apa
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3099
Source: Housing Monitor
HM Ref: 21527
UCS Character Area: CITY CENTRE
Address: LANDS ADJACENT TO SMITHFIELD MARKET AND MILLFIELD
Postcode: CC 030
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.2311
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 66

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use: Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No

Shopping / Commercial Area: NONE

Area of Townscape Character: NONE

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance: NONE

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain: NONE

Surface Water: NONE

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues: NONE

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 200-400m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:

Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 66

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 3106
Source: Housing Monitor
HM Ref: 18881
UCS Character Area: WIDER CITY
Address: 12 HOUSTON GARDENS
Postcode: BT5
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.0950
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:38:14 AM
Ref: 3106
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 400m+
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Belfast Urban Capacity Study

#### Site Information

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<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>UCS Unique Ref</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref</td>
<td>20871</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>11 ANNADALE AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT7</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>LISNASHARRAGH</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.2906</td>
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<tr>
<td>Current Land Use</td>
<td>Planning granted for residential use: Yes</td>
</tr>
<tr>
<td>Description</td>
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<tr>
<td>Site Capacity</td>
<td>17</td>
</tr>
</tbody>
</table>

#### Planning History

| Planning granted for residential use | Yes |
| Planning granted for employment use |         |
| Employment Planning Reference No.   |      |
| Employment Planning Proposal Description |   |
| Planning granted for other land use |          |
| Other use Planning Reference No.     |         |
| Other use Proposal Description       |        |

#### Land Use Zoning

| Employment Zoning | NONE            |
| Mixed Zoning      | NONE            |
| Housing Zoning    | MINOR           |

#### Absolute Constraints

| Sites below 0.1ha or 5 residential units | NONE |
| Evidence that the site is being developed for alternative use | NONE |
| Historic Park, Garden and Demesne | NONE |
| Urban Landscape Wedge | NONE |
| Area of Existing Open Space | NONE |
| Potential Open Space | NONE |
| Land identified for Health Use | NONE |
| River (Fluvial) Floodplain | NONE |
| Special Protection Area | NONE |
| RAMSAR | NONE |
| Site Retained for further assessment | Yes |
| Size of Site Retained |        |
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SIGNIFICANT
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable?
Is the Site Available?
Is the Site Achievable?

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare):
Refined Density Assumption:
Housing Yield:
Potential Housing Type:
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3116
Source: Housing Monitor
HM Ref: 11142
UCS Character Area: WIDER CITY
Address: 46A FLORENCEVILLE AVENUE
Postcode: BT7
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.1915
Current Land Use:
Description:
Site Capacity: 14

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: 
- Neighbouring Area Characteristics: 
- Residential Area Characteristics: 
- Protected Route: VERY FAR
- Distance from Arterial Route: 100m-200
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
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</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>14</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<tr>
<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
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<td>Phase:</td>
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<td>Comments:</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3118
Source: Housing Monitor
HM Ref: 20889
UCS Character Area: WIDER CITY
Address: LAND TO THE REAR OF 34 - 66 ONSLOW PARADE
Postcode: BT6
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.4926
Current Land Use:

Description:

Site Capacity: 14

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

District Centre: No

Shopping / Commerical Area: NONE

Area of Townscape Character: NONE

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance: NONE

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain: NONE

Surface Water: MINOR

Topography: 

Utilities on Site:

Known Contamination and Ground Stability Issues: 

Neighbouring Area Characteristics: 

Residential Area Characteristics: 

Protected Route: VERY FAR

Distance from Arterial Route: 100m-200

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

**Availability**

Planning History: 

Site for Sale: 

Ownership: Private

Willing Owner: 

Current Availability: 

Multiple Ownerships: 

Potential for Ransom Strips: 

**Achievability**

Market Attractiveness: 

Infrastructure Constraints - Waste Water Treatment System: 

Infrastructure Constraints - Transport Network: 

**Conclusions**

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

**Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): Approved planning density

Revised Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 

Employment Yield:

Potential Employment Type:

Traveller Site: 

Phase: 

Comments: 

4/19/2018 9:51:57 AM  
Ref: 3118
## Belfast Urban Capacity Study

### Site Information

| UCS Unique Ref | 3120 |
| Source:        | Housing Monitor |
| HM Ref:        | 19696 |
| UCS Character Area: | WIDER CITY |
| Address:       | CAROLAN HOUSE, ROSSMORE DRIVE |
| Postcode:      | BT7 |
| District Electoral Area: | LISNASHARRAGH |
| Area Working Group: | EAST |
| Site Area (ha): | 0.1758 |

### Description:

- Site Capacity: 14

### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Planning granted for employment use: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

### Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

### Absolute Constraints

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes
- Size of Site Retained:
### Site Suitability Assessment

- **District Centre:** No
- **Shopping / Commercial Area:** NONE
- **Area of Townscape Character:** NONE
- **Lagan Valley Regional Park:** NONE
- **Site of Local Nature Conservation Importance:** NONE
- **AQMA:** NONE
- **Conservation Area:** NONE
- **ASSSI:** NONE
- **Monument Record:** NONE
- **Neighbourhood Renewal Area:** SERIOUS
- **Listed Building:** NONE
- **Tidal Flood Plain:** MINOR
- **Surface Water:** NONE
- **Topography:** NONE

### Availability

- **Planning History:**
- **Site for Sale:**
- **Ownership:** Private
- **Willing Owner:**

### Achievability

- **Market Attractiveness:**
- **Infrastructure Constraints - Waste Water Treatment System:**
- **Infrastructure Constraints - Transport Network:**

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 14
  - **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:**
  - **Employment Yield:**
  - **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**
- **Comments:**
# Site Information

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<th>Parameter</th>
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<tr>
<td>Source:</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>20109</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address:</td>
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<tr>
<td>Postcode:</td>
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<tr>
<td>District Electoral Area:</td>
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<td>Site Area (ha):</td>
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<tr>
<td>Current Land Use:</td>
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<td>Description:</td>
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<td>Site Capacity:</td>
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</table>

## Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: 
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- Planning granted for other land use: 
- Other use Planning Reference No.: 
- Other use Proposal Description: 

## Land Use Zoning

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: NONE

## Absolute Constraints

### Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use: 
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE

- Site Retained for further assessment: Yes
- Size of Site Retained: 

---

4/19/2018 9:52:09 AM  Ref: 3123  Page 1 of 2
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable?
Housing
Is the Site Available?
Yes
Is the Site Achievable?
Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3128
Source: Housing Monitor
HM Ref: 12988
UCS Character Area: WIDER CITY
Address: 2A MILLAR STREET
Postcode: BT6
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.4833
Current Land Use:
Description:

Site Capacity: 57

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption:
Housing Yield: 57
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3136
Source: Housing Monitor
HM Ref: 19522
UCS Character Area: ARTERIAL ROUTE
Address: 410 ORMEAU ROAD
Postcode: BT7
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.0449
Current Land Use: 
Description: 
Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:44:34 AM
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: MINOR
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3137
Source: Housing Monitor
HM Ref: 19531
UCS Character Area: ARTERIAL ROUTE
Address: 20 CREGAGH ROAD
Postcode: BT6
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.0563
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

Belfast Urban Capacity Study
## Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: 
- Neighbouring Area Characteristics: 

### Area of Local Nature Conservation Importance:
- Residential Area Characteristics: 
  - Protected Route: VERY FAR 
  - Distance from Arterial Route: WITHIN 100m 
  - Highway Access to Site: VERY CLOSE 
  - Distance from Bus Stop: WITHIN 100m 
  - Distance from Train Halt: 400m+ 
  - Cycling Distance to City Centre: 10Min CYCLE 
  - Walking Distance to City Centre: 10Mins+ WALK 
  - Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
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<td>Willing Owner:</td>
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### Achievability

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
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<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

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<th>Housing Density Assumption (Dwellings per hectare):</th>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Potential Employment Type:</td>
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4/19/2018 9:41:19 AM  
Ref: 3137
Site Information

UCS Unique Ref: 3138
Source: Housing Monitor
HM Ref: 20138
UCS Character Area: WIDER CITY
Address: 120-128 ORBY DRIVE
Postcode: BT5
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.1555
Current Land Use: Underutilised site
Description: Development of 19 No. 2 bedroom apartments with associated site works (renewal of Z/2013/0841/O)
Site Capacity: 19

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2017/1447/O
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1555
### Site Suitability Assessment

<table>
<thead>
<tr>
<th><strong>District Centre:</strong></th>
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<tbody>
<tr>
<td><strong>Shopping / Commercial Area:</strong></td>
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<td><strong>Area of Townscape Character:</strong></td>
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<td><strong>Lagan Valley Regional Park:</strong></td>
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<td><strong>LLPA:</strong></td>
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<td><strong>Site of Local Nature Conservation Importance:</strong></td>
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<td><strong>Neighbourhood Renewal Area:</strong></td>
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<td><strong>Listed Building:</strong></td>
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<td><strong>Tidal Flood Plain:</strong></td>
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<td><strong>Known Contamination and Ground Stability Issues:</strong></td>
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<td><strong>Highway Access to Site:</strong></td>
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<td><strong>Distance from Bus Stop:</strong></td>
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<td><strong>Distance from Train Halt:</strong></td>
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<td><strong>Cycling Distance to City Centre:</strong></td>
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<td><strong>Walking Distance to City Centre:</strong></td>
<td>10Mins+ WALK</td>
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<tr>
<td><strong>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</strong></td>
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### Availability

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<tr>
<th><strong>Planning History:</strong></th>
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<td><strong>Site for Sale:</strong></td>
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<td><strong>Ownership:</strong></td>
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<td><strong>Willing Owner:</strong></td>
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### Achievability

<table>
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<tr>
<th><strong>Market Attractiveness:</strong></th>
<th>Market likely to deliver</th>
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<tr>
<td><strong>Infrastructure Constraints - Waste Water Treatment System:</strong></td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td><strong>Infrastructure Constraints - Transport Network:</strong></td>
<td>Network can accommodate new development</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th><strong>Is the Site Suitable?</strong></th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is the Site Available?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Is the Site Achievable?</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th><strong>Housing Density Assumption (Dwellings per hectare):</strong></th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td><strong>Refined Density Assumption:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Yield:</strong></td>
<td>19</td>
</tr>
<tr>
<td><strong>Potential Housing Type:</strong></td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td><strong>Employment Density Assumption:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Employment Yield:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Potential Employment Type:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Traveller Site:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Phase:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td>Application currently pending.</td>
</tr>
</tbody>
</table>

4/19/2018 9:38:15 AM  Ref: 3138  Page 2 of 2
Site Information

UCS Unique Ref: 3139
Source: Housing Monitor
HM Ref: 21269
UCS Character Area: WIDER CITY
Address: LANDS TO THE REAR (EAST) OF 50 - 80 ANNADALE CRESC
Postcode: BT 127
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.2804
Current Land Use:
Description:

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:53:16 AM
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner:

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3149
Source: Housing Monitor
HM Ref: 18086
UCS Character Area: WIDER CITY
Address: LAND TO REAR OF 6-10 GLENVIEW PARK, BALLYGOWAN ROAD
Postcode: BT 130
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.4608
Current Land Use:
Description:
Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 8
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3151
Source: Housing Monitor
HM Ref: 18089
UCS Character Area: WIDER CITY
Address: LADAS DRIVE BETWEEN BELLS BRIDGE ROUNDABOUT AND AL
Postcode: BT6
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 1.5481
Current Land Use: Belfast Urban Capacity Study
Description:
Site Capacity: 47

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

District Centre: No

Shopping / Commerical Area: NONE

Area of Townscape Character: NONE

Lagan Valley Regional Park: NONE

Site of Local Nature Conservation Importance: NONE

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain: NONE

Surface Water: CONSIDERABLE

Topography:

**Utilities on Site:**

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route: WITHIN 100m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

**Availability**

Planning History:

Site for Sale: 

Ownership: Private

Willing Owner: 

**Current Availability:**

Multiple Ownerships:

Potential for Ransom Strips:

**Achievability**

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

**Conclusions**

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

**Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 47

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3152
Source: Housing Monitor
HM Ref: 20049
UCS Character Area: WIDER CITY
Address: ST. ANDREWS & KNOCKBREDA CHURCH ROSETTA ROAD
Postcode: MCH 32
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.3829
Current Land Use: Belfast Urban Capacity Study
Description:
Site Capacity: 10

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:54:50 AM Ref: 3152
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<td>Shopping / Commerical Area:</td>
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<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

### Residential Area Characteristics:
- Protected Route: CLOSE
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

<table>
<thead>
<tr>
<th>Refined Density Assumption:</th>
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</thead>
<tbody>
<tr>
<td>Housing Yield: 10</td>
</tr>
<tr>
<td>Potential Housing Type: Semi-Detached</td>
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</tbody>
</table>

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3153
Source: Housing Monitor
HM Ref: 20817
UCS Character Area: WIDER CITY
Address: 15-19 BALLYGOWAN ROAD
Postcode: BT5
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.3046

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**LLPA:** NONE  
**Site of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** NONE  
**Tidal Flood Plain:** NONE  
**Surface Water:** NONE  
**Topography:**

**Utilities on Site:**  
**Known Contamination and Ground Stability Issues:**  
**Neighbouring Area Characteristics:**

**Residential Area Characteristics:**

**Protected Route:** VERY CLOSE  
**Distance from Arterial Route:** 100m-200  
**Highway Access to Site:** VERY CLOSE  
**Distance from Bus Stop:** WITHIN 100m  
**Distance from Train Halt:** 400m+  
**Cycling Distance to City Centre:** 10Mins+ CYCLE  
**Walking Distance to City Centre:** 10Mins+ WALK  
**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

## Availability

**Planning History:**  
**Site for Sale:**  
**Ownership:** Private  
**Willing Owner:**

**Current Availability:**

**Multiple Ownership:**

**Potential for Ransom Strips:**

## Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

## Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes

## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**

**Housing Yield:** 29  
**Potential Housing Type:** Townhouse  
**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**

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## Belfast Urban Capacity Study

### Site Information
- **UCS Unique Ref**: 3156
- **Source**: Housing Monitor
- **HM Ref**: 21289
- **UCS Character Area**: WIDER CITY
- **Address**: 73 - 75 ROSETTA ROAD
- **Postcode**: BT6
- **District Electoral Area**: LISNASHARRAGH
- **Area Working Group**: EAST
- **Site Area (ha)**: 0.1485

### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

### Land Use Zoning
- **Employment Zoning**: NONE
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

### Absolute Constraints
- **Sites below 0.1ha or 5 residential units**: 
  - **Evidence that the site is being developed for alternative use**: 
    - **Historic Park, Garden and Demesne**: NONE
    - **Urban Landscape Wedge**: NONE
    - **Area of Existing Open Space**: NONE
    - **Potential Open Space**: NONE
    - **Land identified for Health Use**: NONE
    - **River (Fluvial) Floodplain**: MINOR
    - **Special Protection Area**: NONE
    - **RAMSAR**: NONE
  - **Site Retained for further assessment**: Yes

### Site Capacity: 10

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Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics:
Residential Area Characteristics: Protected Route: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3157
Source: Housing Monitor
HM Ref: 20535
UCS Character Area: WIDER CITY
Address: 124-126 UPPER KNOCKBREDA ROAD
Postcode: BT6
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.3002
Current Land Use:
Description:

Site Capacity: 22

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:38:24 AM Ref: 3157
Site Suitability Assessment

District Centre: No
Shopping / Commertical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Private

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 22
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

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<th>UCS Unique Ref</th>
<th>3158</th>
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<tr>
<td>Source:</td>
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<td>HM Ref:</td>
<td>20821</td>
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<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
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<tr>
<td>Address:</td>
<td>LISNASHARRAGH HIGH SCHOOL, STIRLING AVENUE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT6</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>LISNASHARRAGH</td>
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<tr>
<td>Area Working Group:</td>
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<tr>
<td>Site Area (ha):</td>
<td>1.8964</td>
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<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
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<td>Description:</td>
<td>Site currently comprises former lisnasharragh secondary school with capability to deliver a high residential capacity. Proposed erection of 24 semi-detached dwellings and 6 complex-needs bungalows</td>
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<tr>
<td>Site Capacity:</td>
<td>50</td>
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</table>

### Planning History

- Planning granted for residential use: Yes
- UCS Residential Planning Reference No.: LA04/2016/1100/F
- Planning granted for employment use: No
- Employment Planning Reference No.: Employment Planning Proposal Description:
- Planning granted for other land use: No
- Other use Planning Reference No.: Other use Proposal Description:
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 1.8964

**Site Suitability Assessment**

<table>
<thead>
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<th>District Centre:</th>
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<tr>
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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
<td>NONE</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<td>Conservation Area:</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
<tr>
<td>Utilities on Site:</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
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</table>

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
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</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Multiple Ownership:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Infrastructure works required</td>
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**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:
- Housing Yield: 50
- Potential Housing Type: Semi-Detached

Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:
- Traveller Site: No

Phase:

Comments:
**Site Information**

UCS Unique Ref: 3162
Source: Housing Monitor
HM Ref: 18085
UCS Character Area: WIDER CITY
Address: LAND TO REAR OF 106-118 KNOCKBREDA ROAD
Postcode: MCH 36
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 0.3394
Current Land Use: Belfast Urban Capacity Study

**Planning History**

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

**Land Use Zoning**

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

Utilities on Site: Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:

Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3167
Source: Housing Monitor
HM Ref: 19177
UCS Character Area: WIDER CITY
Address: SERVICE ROAD TO FORD VISTEON FACTORY AND FINAGHY R
Postcode: BT 086
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.1731
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:54:09 AM Ref: 3167
**Site Suitability Assessment**

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<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

**Utilities on Site:**

| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |
| Residential Area Characteristics: | |

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
</table>

**Achievability**

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | |
| Infrastructure Constraints - Transport Network: | |

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 9 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 3170
Source: Housing Monitor
HM Ref: 18053
UCS Character Area: WIDER CITY
Address: LAND TO SOUTH EAST OF RIVERSIDE MEWS, SUFFOLK ROAD
Postcode: ML 09
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.2845
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: MINOR
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3172
Source: Housing Monitor
HM Ref: 21063
UCS Character Area: WIDER CITY
Address: LANDS ADJACENT TO FORD VISTEON PLANT FINAGHY ROAD
Postcode: BT 086
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.9169
Current Land Use:

Site Capacity: 53

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
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<td>LLPA</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance</td>
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<tr>
<td>AQMA</td>
<td>MINOR</td>
</tr>
<tr>
<td>Conservation Area</td>
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</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td></td>
</tr>
</tbody>
</table>

**Utilities on Site:**
- Known Contamination and Ground Stability Issues: 
- Neighbouring Area Characteristics: 
- Residential Area Characteristics: 
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
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</table>

**Achievability**

Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System: 
- Infrastructure Constraints - Transport Network: 

**Conclusions**

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Yield, Phasing & Type**

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: 
- Housing Yield: 53
- Potential Housing Type: Apartment/Flat
- Employment Density Assumption: 
- Employment Yield: 
- Potential Employment Type: 
- Traveller Site: 
- Phase: 
- Comments: 

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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3174
Source: Housing Monitor
HM Ref: 19680
UCS Character Area: WIDER CITY
Address: ADJACENT TO FORD VISTEON PLANT, FINAGHY ROAD NORTH
Postcode: BT 086
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 2.4514
Current Land Use: Belfast Urban Capacity Study

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

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### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
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</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

### Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
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<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
<td>46</td>
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<td>Potential Housing Type:</td>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>

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## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3175</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>21482</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>LANDS AT THE JUNCTION OF SERVICE ROAD INTO FORMER</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT 086</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COLLIN</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.1645</td>
</tr>
</tbody>
</table>

### Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: 

Planning granted for employment use: 

Employment Planning Reference No.: 

Employment Planning Proposal Description: 

Planning granted for other land use: 

Other use Planning Reference No.: 

Other use Proposal Description: 

### Land Use Zoning

Employment Zoning: NONE

Mixed Zoning: NONE

Housing Zoning: NONE

### Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Status</th>
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<tbody>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Special Protection Area</td>
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</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
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</tbody>
</table>

Site Retained for further assessment: Yes

Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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</thead>
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### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

#### Planning History:
- Site for Sale: Private
- Ownership: Private
- Willing Owner:

#### Current Availability:
- Multiple Ownership:
- Potential for Ransom Strips:

### Achievability

#### Market Attractiveness:
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

#### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

#### Refined Density Assumption:
- Housing Yield: 9
- Potential Housing Type: Apartment/Flat

#### Employment Density Assumption:
- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:
- Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3177
Source: Housing Monitor
HM Ref: 18354
UCS Character Area: WIDER CITY
Address: 265-267 KINGSWAY
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.1974
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY CLOSE
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History:
Site for Sale: Site for Sale
Ownership: Private
Willing Owner: Private

Current Availability: Multiple Ownerships
Potential for Ransom Strips: NONE

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3178
Source: Housing Monitor
HM Ref: 21078
UCS Character Area: WIDER CITY
Address: FOXES GLEN, OFF STEWARTSTOWN ROAD
Postcode: ML 09
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.7037
Current Land Use: Belfast Urban Capacity Study
Description: 
Site Capacity: 21

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site: 
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Current Availability: 
Site for Sale: 
Multiple Ownerships: 
Ownership: Private
Potential for Ransom Strips: 
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 21
Potential Housing Type: Semi-Detached
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:49:55 AM
Ref: 3178
## Belfast Urban Capacity Study

### Site Information

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<tr>
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### Planning History

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### Land Use Zoning

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<td>Potential Open Space:</td>
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<td>Land identified for Health Use:</td>
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<td>Site Retained for further assessment:</td>
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Ref: 3179
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: MINOR
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
Utilities on Site: Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3180
Source: Housing Monitor
HM Ref: 17179
UCS Character Area: STRATEGIC CENTRE
Address: 150 - 158 KINGSWAY 11 DUNMURRY LANE
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.3747
Current Land Use:

Description:

Site Capacity: 57

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? 
Is the Site Available? Yes 
Is the Site Achievable? Yes 

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): 
Refined Density Assumption: 
Housing Yield: 
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:39:22 AM
Ref: 3180

Page 2 of 2
### Site Information

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### Planning History

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### Land Use Zoning

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### Absolute Constraints

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<td>Size of Site Retained:</td>
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### Site Suitability Assessment

**District Centre:** No  
**Shopping / Commercial Area:** NONE  
**Area of Townscape Character:** NONE  
**Lagan Valley Regional Park:** NONE  
**Site of Local Nature Conservation Importance:** NONE  
**AQMA:** NONE  
**Conservation Area:** NONE  
**ASSSI:** NONE  
**Monument Record:** NONE  
**Neighbourhood Renewal Area:** NONE  
**Listed Building:** NONE  
**Tidal Flood Plain:** NONE  
**Surface Water:** MINOR  
**Topography:**

### Availability

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

**Is the Site Suitable?** Housing  
**Is the Site Available?** Yes  
**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**

**Housing Yield:** 21  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Site Information

UCS Unique Ref: 3184
Source: Housing Monitor
HM Ref: 20976
UCS Character Area: WIDER CITY - OUTSIDE
Address: LAND NORTHWEST OF 32 LAGMORE ROAD
Postcode: ML 17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 1.8237
Current Land Use: Belfast Urban Capacity Study
Description:

Site Capacity: 28

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFCIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: MINOR
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History:
Site for Sale: Private
Ownership: Private
Willing Owner: Private

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 28
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3185
Source: Housing Monitor
HM Ref: 17158
UCS Character Area: WIDER CITY
Address: GLENDALE HOUSE, THE MANOR
Postcode: BT10
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.6253
Current Land Use: 

Site Capacity: 15

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:49:56 AM Ref: 3185
### Site Suitability Assessment

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<td>Shopping / Commercial Area:</td>
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<td>Conservation Area:</td>
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<td></td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
<td></td>
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<tr>
<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td></td>
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<tr>
<td>Listed Building:</td>
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</tr>
<tr>
<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<tr>
<td>Topography:</td>
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</tbody>
</table>

### Availability

**Planning History:**

- Site for Sale:
- Ownership: Private
- Willing Owner:

**Current Availability:**

- Multiple Ownerhips:
- Potential for Ransom Strips:

### Achievability

**Market Attractiveness:**

- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

- **Refined Density Assumption:**
  - **Housing Yield:** 10
  - **Potential Housing Type:** Semi-Detached

**Employment Density Assumption:**

- **Employment Yield:**
- **Potential Employment Type:**

**Traveller Site:**

- **Phase:**
- **Comments:**
### Site Information

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<tr>
<td>UCS Character Area</td>
<td>STRATEGIC CENTRE</td>
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<tr>
<td>Address</td>
<td>LANDS BETWEEN 142-154 UPPER DUNMURRY LANE</td>
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<tr>
<td>Postcode</td>
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<tr>
<td>District Electoral Area</td>
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<tr>
<td>Area Working Group</td>
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### Planning History

- Planning granted for residential use: **Yes**
- UCS Residential Planning Reference No.: [ ]
- Planning granted for employment use: [ ]
- Employment Planning Reference No.: [ ]
- Employment Planning Proposal Description: [ ]
- Planning granted for other land use: [ ]
- Other use Planning Reference No.: [ ]
- Other use Proposal Description: [ ]

### Land Use Zoning

- Employment Zoning: **NONE**
- Mixed Zoning: **NONE**
- Housing Zoning: **MINOR**

### Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

- Historic Park, Garden and Demesne: **NONE**
- Urban Landscape Wedge: **NONE**
- Area of Existing Open Space: **NONE**
- Potential Open Space: **NONE**
- Land identified for Health Use: **NONE**
- River (Fluvial) Floodplain: **MINOR**
- Special Protection Area: **NONE**
- RAMSAR: **NONE**
- Site Retained for further assessment: **Yes**

**Size of Site Retained:**
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 49
Potential Housing Type:
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3188
Source: Housing Monitor
HM Ref: 20646
UCS Character Area: STRATEGIC CENTRE
Address: FORMER RMC HOUSE, UPPER DUNMURY LANE
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.9063
Current Land Use:
Description:

Site Capacity: 47

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:49:46 AM Ref: 3188
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: WITHIN 100m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Site for Sale:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 47
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:49:46 AM
Ref: 3188
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3195
Source: Housing Monitor
HM Ref: 20854
UCS Character Area: STRATEGIC CENTRE
Address: LAND AT LAUREL GLEN, STEWARTSTOWN ROAD
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.3952
Current Land Use:

Description: 

Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:51:00 AM Ref: 3195 Page 1 of 2
Site Suitability Assessment

District Centre: Yes
Shopping / Commercial Area: SIGNIFICANT
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Current Availability:

Site for Sale:

Multiple Ownerships:

Ownership: Private

Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

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<tr>
<td>Address</td>
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<td>Area Working Group</td>
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### Planning History

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<tr>
<td>UCS Residential Planning Reference No.</td>
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<tr>
<td>Planning granted for employment use</td>
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<tr>
<td>Employment Planning Reference No.</td>
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<tr>
<td>Employment Planning Proposal Description</td>
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<td>Planning granted for other land use</td>
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<td>Other use Planning Reference No.</td>
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### Land Use Zoning

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<td>Employment Zoning</td>
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<td>Mixed Zoning</td>
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### Absolute Constraints

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<td>Evidence that the site is being developed for alternative use</td>
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<td>Historic Park, Garden and Demesne</td>
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<tr>
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<td>Potential Open Space</td>
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<td>Land identified for Health Use</td>
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<td>River (Fluvial) Floodplain</td>
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<td>Special Protection Area</td>
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<td>RAMSAR</td>
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<tr>
<td>Site Retained for further assessment</td>
<td>Yes</td>
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<tr>
<td>Size of Site Retained</td>
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</table>
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: SIGNIFICANT
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Site for Sale: Public Sector (DSD/BCC/NIHE)
Ownership: Willing Owner: Public Sector (DSD/BCC/NIHE)

Current Availability:

Multiple Ownerships: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 44
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3198
Source: Housing Monitor
HM Ref: 20856
UCS Character Area: WIDER CITY
Address: LAND AT 1 - 4 JASMINE WAY, TWINBROOK
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.3144
Current Land Use:
Description:
Site Capacity: 19

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route: NONE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Site for Sale:
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 19
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3201
Source: Housing Monitor
HM Ref: 20837
UCS Character Area: WIDER CITY
Address: 99 KINGSWAY, DUNMURRY
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 2.7159
Current Land Use:

Site Capacity: 111

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

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<tr>
<th><strong>District Centre:</strong></th>
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<tr>
<td><strong>Shopping / Commerical Area:</strong></td>
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<td><strong>Area of Townscape Character:</strong></td>
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<td><strong>Lagan Valley Regional Park:</strong></td>
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<td><strong>LLPA:</strong></td>
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<td><strong>Monument Record:</strong></td>
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<td><strong>Tidal Flood Plain:</strong></td>
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<td><strong>Surface Water:</strong></td>
<td>MINOR</td>
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<tr>
<td><strong>Topography:</strong></td>
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### Utilities on Site:
- **Known Contamination and Ground Stability Issues:**
- **Neighbouring Area Characteristics:**
- **Residential Area Characteristics:**
- **Protected Route:** VERY CLOSE
- **Distance from Arterial Route:** 400m+
- **Highway Access to Site:** ADJACENT
- **Distance from Bus Stop:** WITHIN 100m
- **Distance from Train Halt:** 100-200m
- **Cycling Distance to City Centre:** 10Mins+ CYCLE
- **Walking Distance to City Centre:** 10Mins+ WALK
- **Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

### Availability

<table>
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<tr>
<th><strong>Planning History:</strong></th>
<th><strong>Current Availability:</strong></th>
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<tr>
<td><strong>Site for Sale:</strong></td>
<td>Multiple Ownerships:</td>
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<td><strong>Ownership:</strong> Private</td>
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<td><strong>Willing Owner:</strong></td>
<td>Potential for Ransom Strips:</td>
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### Achievability

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<tr>
<th><strong>Market Attractiveness:</strong></th>
<th><strong>Infrastructure Constraints - Waste Water Treatment System:</strong></th>
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<tbody>
<tr>
<td><strong>Infrastructure Constraints - Transport Network:</strong></td>
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### Conclusions

<table>
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<tr>
<th><strong>Is the Site Suitable?</strong></th>
<th>Housing</th>
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<tbody>
<tr>
<td><strong>Is the Site Available?</strong></td>
<td>Yes</td>
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<tr>
<td><strong>Is the Site Achievable?</strong></td>
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### Yield, Phasing & Type

<table>
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<tr>
<th><strong>Housing Density Assumption (Dwellings per hectare):</strong></th>
<th>Approved planning density</th>
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<tbody>
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<td><strong>Refined Density Assumption:</strong></td>
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<td><strong>Housing Yield:</strong></td>
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<td><strong>Potential Housing Type:</strong></td>
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<td><strong>Employment Density Assumption:</strong></td>
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Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3203
Source: Housing Monitor
HM Ref: 18670
UCS Character Area: STRATEGIC CENTRE
Address: 248-250 KINGSWAY, DUNMURRY
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.1050
Current Land Use:

Site Capacity: 10

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:14 AM Ref: 3203 Page 1 of 2
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: SERIOUS
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins + CYCLE
Walking Distance to City Centre: 10Mins + WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Current Availability:
Site for Sale: MultipleOwnerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:42:14 AM Ref: 3203
Site Information
UCS Unique Ref: 3204
Source: Housing Monitor
HM Ref: 18100
UCS Character Area: STRATEGIC CENTRE
Address: LAND ON GLENBURN ROAD
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.2040
Current Land Use: Belfast Urban Capacity Study
Description:
Site Capacity: 8

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

Belfast Urban Capacity Study

4/19/2018 9:51:37 AM  Ref: 3204
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3205
Source: Housing Monitor
HM Ref: 17237
UCS Character Area: WIDER CITY
Address: LAND TO THE REAR OF 54 AND 56 BROOM PARK
Postcode: ML 15
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.3354
Current Land Use:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:52:00 AM
## Site Suitability Assessment

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<tr>
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## Availability

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<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<td>Willing Owner:</td>
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## Achievability

<table>
<thead>
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<th>Market Attractiveness:</th>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

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<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

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<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3207
Source: Housing Monitor
HM Ref: 21077
UCS Character Area: WIDER CITY
Address: LAND WEST OF OLD GOLF COURSE PARK
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.5598
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
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<td>Shopping / Commerical Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
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<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
<td>MINOR</td>
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<td>Topography:</td>
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</tbody>
</table>

**Utilities on Site:**

- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

**Residential Area Characteristics:**

- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 200-400m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership: Private</td>
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<tr>
<td>Willing Owner:</td>
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</table>

**Current Availability:**

- Multiple Ownerships: |
- Potential for Ransom Strips: |

**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<td>Infrastructure Constraints - Transport Network:</td>
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**Conclusions**

<table>
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<tr>
<th>Is the Site Suitable?</th>
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<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Is the Site Available?</td>
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<tr>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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<tr>
<td>Yes</td>
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</table>

**Yield, Phasing & Type**

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption:
  - Housing Yield: 14
  - Potential Housing Type: semi-Detached
- Employment Density Assumption:
  - Employment Yield: |
  - Potential Employment Type: |

**Comments:**
**Site Information**

UCS Unique Ref: 3208  
Source: Housing Monitor  
HM Ref: 16530  
UCS Character Area: STRATEGIC CENTRE  
Address: 12 - 14 GLEBE ROAD  
Postcode: BT17  
District Electoral Area: COLLIN  
Area Working Group: WEST  
Site Area (ha): 0.0835  
Current Land Use: 

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.:  
Planning granted for employment use:  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use:  
Other use Planning Reference No.:  
Other use Proposal Description:  

**Land Use Zoning**

Employment Zoning: NONE  
Mixed Zoning: NONE  
Housing Zoning: NONE  

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:  
Evidence that the site is being developed for alternative use:  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: MINOR  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained: 

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Ref: 3208  
Page 1 of 2
## Site Suitability Assessment

### District Centre:
No

### Shopping / Commercial Area:
NONE

### Area of Townscape Character:
NONE

### Lagan Valley Regional Park:
NONE

### LLPA:
SIGNIFICANT

### Site of Local Nature Conservation Importance:
NONE

### AQMA:
NONE

### Conservation Area:
NONE

### ASSSI:
NONE

### Monument Record:
NONE

### Neighbourhood Renewal Area:
SERIOUS

### Tidal Flood Plain:
NONE

### Surface Water:
MINOR

### Topography:

### Utilities on Site:
Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

### Protected Route:
VERY CLOSE

### Distance from Arterial Route:
400m+

### Highway Access to Site:
VERY CLOSE

### Distance from Bus Stop:
100-200m

### Distance from Train Halt:
100-200m

### Cycling Distance to City Centre:
10Mins+ CYCLE

### Walking Distance to City Centre:
10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Planning History:

### Site for Sale:

### Ownership:
Private

### Willing Owner:

### Availability

### Current Availability:

MultipleOwnership:

### Potential for Ransom Strips:

### Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

### Conclusions

**Is the Site Suitable?**  
Housing

**Is the Site Available?**  
Yes

**Is the Site Achievable?**  
Yes

### Yield, Phasing & Type

#### Housing Density Assumption (Dwellings per hectare):
Approved planning density

#### Refined Density Assumption:

#### Housing Yield:
8

#### Potential Housing Type:
Apartment/Flat

#### Employment Density Assumption:

#### Employment Yield:

#### Potential Employment Type:

#### Traveller Site:

#### Phase:

#### Comments:

---

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Ref: 3208  
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3217
Source: Housing Monitor
HM Ref: 12566
UCS Character Area: WIDER CITY
Address: VACANT LAND AT KILWEE, UPPER DUNMURRY LANE
Postcode: ML 14
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 2.9735
Current Land Use:

Description:

Site Capacity: 107

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: MINOR
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: MINOR
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:55:21 AM Ref: 3217
## Site Suitability Assessment

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<th>Status</th>
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<td>Lagan Valley Regional Park</td>
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<td>Surface Water</td>
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<tr>
<td>Topography</td>
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</tr>
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</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

### Availability

**Planning History:**
- Site for Sale: Private
- Ownership: Private
- Willing Owner: Private

**Current Availability:**
- Multiple Ownerships: Private
- Potential for Ransom Strips: Private

### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - Housing Yield: 107
  - Potential Housing Type: Semi-Detached

- **Employment Density Assumption:**
- **Employment Yield:**
- **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**
- **Comments:**

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4/19/2018 9:55:21 AM
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3218
Source: Housing Monitor
HM Ref: 20832
UCS Character Area: STRATEGIC CENTRE
Address: THE DUNMURRY INN 195 KINGSWAY
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.1561
Current Land Use:

Description:

Site Capacity: 10

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
# Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<td>Shopping / Commercial Area:</td>
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## Availability

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<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
</table>

## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption:                          |                           |
| Housing Yield:                                      | 10                        |
| Potential Housing Type:                             | Apartment/Flat            |
| Employment Density Assumption:                      |                           |
| Employment Yield:                                   |                           |
| Potential Employment Type:                          |                           |
| Traveller Site:                                     |                           |
| Phase:                                              |                           |
| Comments:                                           |                           |
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3221
Source: Housing Monitor
HM Ref: 20641
UCS Character Area: STRATEGIC CENTRE
Address: LANDS ON ASHLEY PARK - ADJACENT TO AND EAST OF 2 H
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.0789
Current Land Use:
Description:

Site Capacity: 6

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: MINOR
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stabilty Issues:
Neighbouring Area Characteristics:

Residential Area Characteristics:
Protected Route: VERY CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 200-400m
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Belfast Urban Capacity Study

#### Site Information

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3222</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20643</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>160 - 164 KINGSWAY AND 1 - 3 CHURCH AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT17</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COLLIN</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0746</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>Site Capacity</td>
<td>14</td>
</tr>
</tbody>
</table>

#### Planning History

- Planning granted for residential use: **Yes**
- UCS Residential Planning Reference No.: **[ ]**
- Planning granted for employment use: **[ ]**
- Employment Planning Reference No.: **[ ]**
- Employment Planning Proposal Description: **[ ]**
- Planning granted for other land use: **[ ]**
- Other use Planning Reference No.: **[ ]**
- Other use Proposal Description: **[ ]**

#### Land Use Zoning

- Employment Zoning: **NONE**
- Mixed Zoning: **NONE**
- Housing Zoning: **NONE**

#### Absolute Constraints

- Sites below 0.1ha or 5 residential units: **[ ]**
- Evidence that the site is being developed for alternative use: **[ ]**
  - Historic Park, Garden and Demesne: **NONE**
  - Urban Landscape Wedge: **NONE**
  - Area of Existing Open Space: **NONE**
  - Potential Open Space: **NONE**
  - Land identified for Health Use: **NONE**
  - River (Fluvial) Floodplain: **NONE**
  - Special Protection Area: **NONE**
  - RAMSAR: **NONE**
  - Site Retained for further assessment: **Yes**
  - Size of Site Retained: **[ ]**
## Site Suitability Assessment

### District Centre:
No

### Shopping / Commercial Area:
NONE

### Area of Townscape Character:
NONE

### Lagan Valley Regional Park:
NONE

### LLPA:
NONE

### Site of Local Nature Conservation Importance:
NONE

### AQMA:
NONE

### Conservation Area:
NONE

### ASSSI:
NONE

### Monument Record:
NONE

### Neighbourhood Renewal Area:
NONE

### Listed Building:
NONE

### Tidal Flood Plain:
NONE

### Surface Water:
NONE

### Topography:

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td></td>
<td>Private</td>
</tr>
</tbody>
</table>

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

<table>
<thead>
<tr>
<th>Housing Yield:</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
</tr>
</tbody>
</table>

**Potential Housing Type:**

<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment/Flat</td>
</tr>
</tbody>
</table>

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3223
Source: Housing Monitor
HM Ref: 16646
UCS Character Area: WIDER CITY
Address: 24 BARBOUR GARDENS
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.3064
Current Land Use:
Description:
Site Capacity: 36

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:42:07 AM
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities on Site:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
</tr>
</tbody>
</table>

| Neighbouring Area Characteristics: |                                         |

| Residential Area Characteristics: |                                         |

| Protected Route:                 | VERY CLOSE                              |
| Distance from Arterial Route:    | 400m+                                   |
| Highway Access to Site:          | VERY CLOSE                              |
| Distance from Bus Stop:          | 100-200m                                |
| Distance from Train Halt:        | 100-200m                                |
| Cycling Distance to City Centre: | 10Mins+ CYCLE                           |
| Walking Distance to City Centre: | 10Mins+ WALK                            |

**Availability**

| Planning History:               |                                         |
| Current Availability:           |                                         |
| Site for Sale:                  |                                         |
| Ownership:                      | Private                                 |
| Willing Owner:                  |                                         |

**Achievability**

| Market Attractiveness:          |                                         |
| Infrastructure Constraints - Waste Water Treatment System: |                                       |
| Infrastructure Constraints - Transport Network: |                                         |

**Conclusions**

| Is the Site Suitable?           | Housing                                 |
| Is the Site Available?          | Yes                                     |
| Is the Site Achievable?         | Yes                                     |

**Yield, Phasing & Type**

| Housing Density Assumption (Dwellings per hectare): | Approved planning density                |
| Refined Density Assumption:                        |                                         |
| Housing Yield:                                     | 36                                      |
| Potential Housing Type:                            | Apartment/Flat                          |

| Employment Density Assumption:                     |                                         |
| Employment Yield:                                  |                                         |
| Potential Employment Type:                         |                                         |
| Traveller Site:                                    |                                         |
| Phase:                                              |                                         |
| Comments:                                          |                                         |

4/19/2018 9:42:07 AM  Ref: 3223
**Site Information**

UCS Unique Ref: 3226  
Source: Housing Monitor  
HM Ref: 21417  
UCS Character Area: WIDER CITY  
Address: LANDS ADJACENT TO TWINBROOK ROAD & JASMINE WAY, TW  
Postcode: BT17  
District Electoral Area: COLLIN  
Area Working Group: WEST  
Site Area (ha): 0.7072  
Current Land Use: Belfast Urban Capacity Study  

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.:  
Planning granted for employment use:  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use:  
Other use Planning Reference No.:  
Other use Proposal Description:  

**Land Use Zoning**

Employment Zoning: NONE  
Mixed Zoning: NONE  
Housing Zoning: MINOR  

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:  
Evidence that the site is being developed for alternative use:  
Historic Park, Garden and Demesne: NONE  
Urban Landscape Wedge: NONE  
Area of Existing Open Space: NONE  
Potential Open Space: NONE  
Land identified for Health Use: NONE  
River (Fluvial) Floodplain: NONE  
Special Protection Area: NONE  
RAMSAR: NONE  
Site Retained for further assessment: Yes  
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Hall: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private
Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Site Information**

- **UCS Unique Ref**: 3227
- **Source**: Housing Monitor
- **HM Ref**: 21418
- **UCS Character Area**: WIDER CITY
- **Address**: 141 - 147 UPPER DUNMURRY LANE
- **Postcode**: BT17
- **District Electoral Area**: COLLIN
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.1479

**Current Land Use**: Belfast Urban Capacity Study

**Planning History**

- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: 
- **Planning granted for employment use**: 
- **Employment Planning Reference No.**: 
- **Employment Planning Proposal Description**: 
- **Planning granted for other land use**: 
- **Other use Planning Reference No.**: 
- **Other use Proposal Description**: 

**Land Use Zoning**

- **Employment Zoning**: MINOR
- **Mixed Zoning**: NONE
- **Housing Zoning**: NONE

**Absolute Constraints**

- **Sites below 0.1ha or 5 residential units**: 
- **Evidence that the site is being developed for alternative use**: 
- **Historic Park, Garden and Demesne**: NONE
- **Urban Landscape Wedge**: NONE
- **Area of Existing Open Space**: NONE
- **Potential Open Space**: NONE
- **Land identified for Health Use**: NONE
- **River (Fluvial) Floodplain**: NONE
- **Special Protection Area**: NONE
- **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes
- **Size of Site Retained**: 

---

**Belfast Urban Capacity Study**
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: CONSIDERABLE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale: Site for Sale
Ownership: Private
Willing Owner: Consideable

Current Availability:
Multiple Ownerships: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3228
Source: Housing Monitor
HM Ref: 21412
UCS Character Area: WIDER CITY
Address: LANDS AT THE JUNCTION OF GLENWOOD GREEN & BELL STE
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.2033

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: MINOR

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY FAR
Protected Route: NONE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips:
Willing Owner: 

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3229
Source: Housing Monitor
HM Ref: 20257
UCS Character Area: WIDER CITY - OUTSIDE
Address: SITE EAST OF BALLYGOMARTIN RESERVOIR, BALLYGOMARTI
Postcode: BT 134
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 3.7001
Current Land Use:

Description: LA04/2016/0817/F - Construction of 13 townhouses, associated site works and landscaping.
Z/2012/0117/RM - Residential development of 123 no. dwellings consisting of semi-detached, townhouses, apartments and associated site works
Site Capacity: 144

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2012/0117/RM
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

| Historic Park, Garden and Demesne: | NONE |
| Urban Landscape Wedge: | NONE |
| Area of Existing Open Space: | NONE |
| Potential Open Space: | NONE |
| Land identified for Health Use: | MINOR |
| River (Fluvial) Floodplain: | MINOR |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | 3.7001 |

**Site Suitability Assessment**

| District Centre: | No |
| Shopping / Commercial Area: | NONE |
| Area of Townscape Character: | NONE |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | MINOR |
| Neighbourhood Renewal Area: | SERIOUS |
| Listed Building: | NONE |
| Tidal Flood Plain: | NONE |
| Surface Water: | MINOR |
| Topography: | Slightly sloping |
| Utilities on Site: | None |
| Known Contamination and Ground Stability Issues: | No |
| Neighbouring Area Characteristics: | Residential |
| Residential Area Characteristics: | High density |
| Protected Route: | CLOSE |
| Distance from Arterial Route: | 400m+ |
| Highway Access to Site: | ADJACENT |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 400m+ |
| Cycling Distance to City Centre: | 10Mins+ CYCLE |
| Walking Distance to City Centre: | 10Mins+ WALK |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

**Availability**

| Planning History: | 1. Site has full planning permission for housing |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |
| Current Availability: | Vacant |
| Multiple Ownerships: | No |
| Potential for Ransom Strips: | No |

**Achievability**

| Market Attractiveness: | Market likely to deliver |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

**Conclusions**

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

**Yield, Phasing & Type**

4/19/2018 9:54:25 AM
Housing Density Assumption (Dwellings per hectare): Approved planning density - amended based on planning approval

Refined Density Assumption:

Housing Yield: 144

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Site Information

UCS Unique Ref: 3230
Source: Housing Monitor
HM Ref: 18051
UCS Character Area: INNER CITY
Address: LAND AT BEECHMOUNT PASS AND GORTFIN STREET
Postcode: BT 128
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1999
Current Land Use: Vacant site
Description: Zoned for housing but no current planning approval in place.
Site Capacity: 17

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: CONSIDERABLE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.1999
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<tr>
<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<td>Topography:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Protect Route:</td>
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<td>Distance from Arterial Route:</td>
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<tr>
<td>Highway Access to Site:</td>
<td>ADJACENT</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

| Planning History: | |
| Planning History: | |
| Current Availability: | Vacant |
| Site for Sale: | No |
| Multiple Ownerships: | No |
| Ownership: Public Sector (DSD/BCC/NIHE) | |
| Potential for Ransom Strips: | No |
| Willing Owner: | Yes |

### Achievability

| Market Attractiveness: | |
| Infrastructure Constraints - Waste Water Treatment System: | Current Capacity within system |
| Infrastructure Constraints - Transport Network: | Network can accommodate new development |

### Conclusions

| Is the Site Suitable? | Housing |
| Is the Site Available? | Yes |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 17 |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
### Site Information

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
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</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20489</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
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<tr>
<td>Address</td>
<td>6 SUFFOLK ROAD</td>
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<tr>
<td>Postcode</td>
<td>ML 09</td>
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<td>District Electoral Area</td>
<td>COLLIN</td>
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<td>Area Working Group</td>
<td>WEST</td>
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<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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<td>Description</td>
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</table>

### Planning History

Planning granted for residential use: Yes

### Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Details</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
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<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>MINOR</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>MINOR</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: MINOR
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: SERIOUS
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 54
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3233
Source: Housing Monitor
HM Ref: 18689
UCS Character Area: ARTERIAL ROUTE
Address: 314 RAVENHILL ROAD
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 1.3156
Current Land Use: 
Description:
Site Capacity: 91

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 24
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3234
Source: Housing Monitor
HM Ref: 18255
UCS Character Area: WIDER CITY
Address: 95-105 RAVEHILL AVENUE
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.7877
Current Land Use: Belfast Urban Capacity Study

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use:
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
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<td>Residential Area Characteristics:</td>
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<td>LLPA:</td>
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<td></td>
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<td>Tidal Flood Plain:</td>
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<td>Surface Water:</td>
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<tr>
<td>Topography:</td>
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## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
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<tbody>
<tr>
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<tr>
<td>Ownership:</td>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
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<tr>
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<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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## Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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</tbody>
</table>

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
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</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
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<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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</table>
Site Information

UCS Unique Ref: 3235
Source: Housing Monitor
HM Ref: 20070
UCS Character Area: WIDER CITY
Address: LANDS TO THE SIDE OF 22 ORBY CLOSE & ORBY DRIVE
Postcode: BT 010/1
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 1.0201
Current Land Use: Vacant site
Description: Land adjacent Orby Close

Site Capacity: 25

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical HM Ref.
Planning granted for employment use: No
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: No
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 1.0201
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
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<td>NONE</td>
</tr>
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<td>Area of Townscape Character</td>
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<td>Lagan Valley Regional Park</td>
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<td>AQMA</td>
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<td>Monument Record</td>
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<td>Listed Building</td>
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<td>Tidal Flood Plain</td>
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<td>Neighbouring Area Characteristics</td>
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<td>Distance from Arterial Route</td>
<td>200-400m</td>
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<td>ADJACENT</td>
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<tr>
<td>Cycling Distance to City Centre</td>
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<tr>
<td>Walking Distance to City Centre</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
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</table>

## Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
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</tr>
<tr>
<td>Ownership</td>
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</tr>
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<td>Willing Owner</td>
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## Achievability

<table>
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<tr>
<th>Feature</th>
<th>Details</th>
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<tr>
<td>Market Attractiveness</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
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<td>Infrastructure Constraints - Transport Network</td>
<td>Network can accommodate new development</td>
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## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

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<td>Approved planning density</td>
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<td>Refined Density Assumption</td>
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<td>Housing Yield</td>
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<td>Employment Density Assumption</td>
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<td>Employment Yield</td>
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<tr>
<td>Traveller Site</td>
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<tr>
<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3236
Source: Housing Monitor
HM Ref: 21256
UCS Character Area: CITY CENTRE
Address: ROYAL EXCHANGE (HOUSING)
Postcode: BT1
District Electoral Area: BOTANIC / CASTLE
Area Working Group: SOUTH
Site Area (ha): 6.1226
Current Land Use: Underutilised site
Description: Z/2010/1532/F - Original application - Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2 no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location
LA04/2016/2327/F - (current application) - Application to vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology), 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail, offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings

Site Capacity: 205

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Yes
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Part
Other use Planning Reference No.: Z/2010/1532/F
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: Yes  
Housing Zoning: No

**Absolute Constraints**

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units</td>
<td>No</td>
</tr>
<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td>No</td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained</td>
<td>6.1226</td>
</tr>
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</table>

**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Shopping / Commerical Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Conservation Area</td>
<td>CONSIDERABLE</td>
<td></td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Monument Record</td>
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<td></td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Listed Building</td>
<td>SIGNIFICANT</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>MINOR</td>
<td></td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
<td></td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
<td></td>
</tr>
<tr>
<td>Utilities on Site</td>
<td>Minor constraint</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics</td>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Residential Area Characteristics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protected Route</td>
<td>CLOSE</td>
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</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>400m+</td>
<td></td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>ADJACENT</td>
<td></td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>WITHIN 100m</td>
<td></td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
<td></td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td>CITY CENTRE</td>
<td></td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td>CITY CENTRE</td>
<td></td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Availability**

| Planning History                          | 1. Site has full planning permission for housing |
| Site for Sale                             | No                                              |
| Ownership                                 | Private                                         |
| Willing Owner                             | Yes                                             |
| Current Availability                      | Expected to cease                               |
| Multiple Ownerships                       | Yes                                             |
| Potential for Ransom Strips               | Yes                                             |

**Achievability**

| Market Attractiveness                      | Market likely to deliver                        |
| Infrastructure Constraints - Waste Water Treatment System | Current Capacity within system |
| Infrastructure Constraints - Transport Network | Network can accommodate new development |

**Conclusions**

4/19/2018 9:53:49 AM
Is the Site Suitable?  Housing
Is the Site Available?  Yes
Is the Site Achievable?  Yes

**Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):**  Approved planning density

**Refined Density Assumption:**

- **Housing Yield:** 205
- **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:** Approved.

**Employment Yield:**

- **Potential Employment Type:**

- **Traveller Site:** No

**Phase:**

**Comments:**
# Belfast Urban Capacity Study

## Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>3239</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>21468</td>
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<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY - OUTSIDE</td>
</tr>
<tr>
<td>Address:</td>
<td>LAND WEST OF MONAGH BY-PASS SOUTH OF UPPER SPRINGF</td>
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<tr>
<td>Postcode:</td>
<td>BT12</td>
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<tr>
<td>District Electoral Area:</td>
<td>BLACK MOUNTAIN</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>11.2255</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
</tr>
</tbody>
</table>

**Description:** Outline approval granted in Dec 2013 - 10 years to submit RM therefore the application still valid.

Z/2010/1284/O - Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements

**Site Capacity:** 500

## Planning History

| Planning granted for residential use: | Yes |
| UCS Residential Planning Reference No.: | Z/2010/1284/O |
| Planning granted for employment use: | Yes |
| Employment Planning Reference No.: | Z/2010/1284/O |
| Planning granted for other land use: | Yes |
| Other use Planning Reference No.: | Z/2010/1284/O |
| Other use Proposal Description: | Mixed use |

## Land Use Zoning

| Employment Zoning: | No |
| Mixed Zoning: | Yes |
| Housing Zoning: | No |

## Absolute Constraints

| Sites below 0.1ha or 5 residential units: | No |
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
Ramsar: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 11.2255

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Area of Townscape Character</td>
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<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Conservation Area</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
<td></td>
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<tr>
<td>Neighbourhood Renewal Area</td>
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<td></td>
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<tr>
<td>Listed Building</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
<td></td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
<td></td>
</tr>
<tr>
<td>Topography</td>
<td>Slightly sloping</td>
<td></td>
</tr>
<tr>
<td>Utilities on Site</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
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<td>Neighbouring Area Characteristics</td>
<td>Residential</td>
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<td>Residential Area Characteristics</td>
<td>Medium density</td>
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</tr>
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<td>Protected Route</td>
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<td></td>
</tr>
<tr>
<td>Distance from Arterial Route</td>
<td>WITHIN 100m</td>
<td></td>
</tr>
<tr>
<td>Highway Access to Site</td>
<td>ADJACENT</td>
<td></td>
</tr>
<tr>
<td>Distance from Bus Stop</td>
<td>100-200m</td>
<td></td>
</tr>
<tr>
<td>Distance from Train Halt</td>
<td>400m+</td>
<td></td>
</tr>
<tr>
<td>Cycling Distance to City Centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walking Distance to City Centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

- **Planning History:** 4. Site has outline planning permission for housing
- **Site for Sale:** No
- **Ownership:** Private
- **Willing Owner:** Unknown
- **Current Availability:** Vacant
- **Multiple Ownerships:** Unknown
- **Potential for Ransom Strips:** Yes

### Achievability

- **Market Attractiveness:** May come forward but will require some form of public sector support (social housing etc.)
- **Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system
- **Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

- **Is the Site Suitable?** HousingEmp
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes
## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare)</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>500</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Semi-Detached</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td>Mixed use site so this is additional employment space.</td>
</tr>
<tr>
<td>Employment Yield:</td>
<td>4000.0000</td>
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<tr>
<td>Potential Employment Type:</td>
<td>B2</td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3241
Source: Housing Monitor
HM Ref: 21557
UCS Character Area: INNER CITY
Address: FORMER ST. BERNADETTE’S PS SITE, GLENANLINA ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.8350
Current Land Use: Vacant site
Description: Construction Underway

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0781/F
Planning granted for employment use: No
Employment Planning Reference No.: Employment Planning Proposal Description: Planning granted for other land use: No
Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:49:49 AM Ref: 3241
## Site Suitability Assessment

- **District Centre:** No
- **Shopping / Commerical Area:** NONE
- **Area of Townscape Character:** NONE
- **Lagan Valley Regional Park:** NONE
- **LLPA:** NONE
- **Site of Local Nature Conservation Importance:** NONE
- **AQMA:** NONE
- **Conservation Area:** NONE
- **ASSSI:** NONE
- **Monument Record:** NONE
- **Neighbourhood Renewal Area:** NONE
- **Listed Building:** NONE
- **Tidal Flood Plain:** NONE
- **Surface Water:** MINOR
- **Topography:**

### Utilities on Site:
- **Known Contamination and Ground Stability Issues:**
- **Neighbouring Area Characteristics:**
- **Residential Area Characteristics:**

<table>
<thead>
<tr>
<th>Protected Route</th>
<th>Distance from Arterial Route</th>
<th>Highways Access to Site</th>
<th>Distance from Bus Stop</th>
<th>Distance from Train Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERY CLOSE</td>
<td>WITHIN 100m</td>
<td>VERY CLOSE</td>
<td>WITHIN 100m</td>
<td>400m+</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cycling Distance to City Centre</th>
<th>Walking Distance to City Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>10Min CYCLE</td>
<td>10Mins+ WALK</td>
</tr>
</tbody>
</table>

- **Enchantments to the Proposed Transport Network (BRT, Road Improvements):**

### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
<th>Site for Sale</th>
<th>Multiple Ownerships</th>
<th>Ownership</th>
<th>Potential for Ransom Strips</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Site has full permission for housing</td>
<td>Vacant</td>
<td>No</td>
<td>No</td>
<td>Private</td>
<td>No</td>
</tr>
</tbody>
</table>

### Achievability

- **Market Attractiveness:** Market likely to deliver
- **Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system
- **Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - **Housing Yield:** 27
  - **Potential Housing Type:** Detached
- **Employment Density Assumption:**
- **Employment Yield:**
- **Potential Employment Type:**
- **Traveller Site:** No
- **Phase:**
- **Comments:**
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3243
Source: Housing Monitor
HM Ref: 21566
UCS Character Area: ARTERIAL ROUTE
Address: LANDS AT 336 - 344 OLD PARK ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.4718
Current Land Use: Belfast Urban Capacity Study
Description:  
Site Capacity: 22

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:  
Planning granted for employment use:  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use:  
Other use Planning Reference No.:  
Other use Proposal Description:  

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commencial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

**Utilities on Site:**

- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE

**Residential Area Characteristics:**

- Protected Route: FAR
- Distance from Arterial Route: WITHIN 100m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Min CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

**Availability**

**Planning History:**

- Site for Sale: Private
- Ownership: Private

**Current Availability:**

- Multiple Ownerships: Private
- Potential for Ransom Strips: Private

**Achievability**

**Market Attractiveness:**

- Infrastructure Constraints - Waste Water Treatment System: NONE
- Infrastructure Constraints - Transport Network: NONE

**Conclusions**

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

**Yield, Phasing & Type**

- Housing Density Assumption (Dwellings per hectare): Approved planning density
- Refined Density Assumption: MINOR
- Housing Yield: 22
- Potential Housing Type: Apartment/Flat
- Employment Density Assumption: RED
- Employment Yield: 40
- Potential Employment Type: MINOR
- Traveller Site: NONE
- Phase: NONE
- Comments: NONE

---

4/19/2018 9:52:31 AM

Ref: 3243
Site Information

UCS Unique Ref: 3244
Source: Housing Monitor
HM Ref: 21562
UCS Character Area: ARTERIAL ROUTE
Address: 179 & 181 LISBURN ROAD

Postcode: BT9
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0253
Current Land Use:

Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
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<tr>
<td>Utilities on Site:</td>
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</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td></td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
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</table>

## Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

## Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
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<td>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
<td>5</td>
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<td>Employment Density Assumption:</td>
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<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
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<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
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</table>
**Site Information**

UCS Unique Ref: 3248  
Source: Housing Monitor  
HM Ref: 21561  
UCS Character Area: INNER CITY  
Address: 22 - 28 UNIVERSITY STREET  
Postcode: BT7  
District Electoral Area: BOTANIC  
Area Working Group: SOUTH  
Site Area (ha): 0.0300  
Current Land Use:  
Description: LA04/2015/0494/F - Demolition of two storey returns and part interior, Change of use from one HMO house and four flats (two in HMO use) to eighteen (1 Bed) flats including alterations and new three and a half storey extension (amended scheme)  
Site Capacity: 12

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.: LA04/2015/0494/F  
Planning granted for employment use: No  
Employment Planning Reference No.:  
Employment Planning Proposal Description:  
Planning granted for other land use: No  
Other use Planning Reference No.:  
Other use Proposal Description: 

**Land Use Zoning**

Employment Zoning: NONE  
Mixed Zoning: NONE  
Housing Zoning: NONE

**Absolute Constraints**

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.03

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<tr>
<th>Site Suitability Assessment</th>
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<tr>
<td>District Centre:</td>
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<tr>
<td>Shopping / Commerical Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</td>
</tr>
<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<tr>
<td>AQMA:</td>
</tr>
<tr>
<td>Conservation Area:</td>
</tr>
<tr>
<td>ASSSI:</td>
</tr>
<tr>
<td>Monument Record:</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
</tr>
<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
</tr>
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<td>Topography:</td>
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<tr>
<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<td>Distance from Arterial Route:</td>
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<td>Highway Access to Site:</td>
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<td>Distance from Bus Stop:</td>
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<td>Distance from Train Halt:</td>
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<td>Cycling Distance to City Centre:</td>
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<td>Walking Distance to City Centre:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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<td>Ownership:</td>
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<td>Willing Owner:</td>
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<tr>
<td>Current Availability:</td>
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<td>Multiple Ownership:</td>
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<td>Potential for Ransom Strips:</td>
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<table>
<thead>
<tr>
<th>Achievability</th>
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<tbody>
<tr>
<td>Market Attractiveness:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
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<table>
<thead>
<tr>
<th>Conclusions</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Is the Site Available?</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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Yield, Phasing & Type

4/19/2018 9:41:44 AM  Ref: 3248
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
### Site Information

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<tr>
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<td>21565</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>19 - 57 FITZROY AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT7</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0932</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
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<tr>
<td>Description</td>
<td>Site currently under construction and near complete.</td>
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#### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** LA04/2015/1227/F
- **Planning granted for employment use:** No
- **Employment Planning Reference No.:**
- **Employment Planning Proposal Description:**
- **Planning granted for other land use:** No
- **Other use Planning Reference No.:**
- **Other use Proposal Description:**

#### Land Use Zoning

- **Employment Zoning:** NONE
- **Mixed Zoning:** NONE
- **Housing Zoning:** NONE

#### Absolute Constraints

- **Sites below 0.1ha or 5 residential units:** No
Evidence that the site is being developed for alternative use: No

Site Retained for further assessment: Yes

Size of Site Retained: 0.0932

### Site Suitability Assessment

**District Centre:** No

**Shopping / Commerical Area:** NONE

**Area of Townscape Character:**

**Lagan Valley Regional Park:** NONE

**LLPA:** NONE

**Site of Local Nature Conservation Importance:**

**AQMA:** NONE

**Conservation Area:** NONE

**ASSSI:** NONE

**Monument Record:** NONE

**Neighbourhood Renewal Area:** MINOR

**Listed Building:** NONE

**Tidal Flood Plain:** NONE

**Surface Water:** MINOR

**Topography:** Flat

**Utilities on Site:** None

**Known Contamination and Ground Stability Issues:** No

**Neighbouring Area Characteristics:** Residential

**Residential Area Characteristics:** Medium density

**Protected Route:** VERY FAR

**Distance from Arterial Route:** 100m-200

**Highway Access to Site:** VERY CLOSE

**Distance from Bus Stop:** WITHIN 100m

**Distance from Train Hall:** 400m+

**Cycling Distance to City Centre:** 5Min CYCLE

**Walking Distance to City Centre:** 5Min WALK

**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

### Availability

**Planning History:** 1. Site has full planning permission for housing

**Site for Sale:** No

**Ownership:** Private

**Willing Owner:** Yes

**Current Availability:** Vacant

**Multiple Ownerships:** No

**Potential for Ransom Strips:** No

### Achievability

**Market Attractiveness:** Market likely to deliver

**Infrastructure Constraints - Waste Water Treatment System:** Current Capacity within system

**Infrastructure Constraints - Transport Network:** Network can accommodate new development

### Conclusions

**Is the Site Suitable?** Housing

**Is the Site Available?** Yes

**Is the Site Achievable?** Yes

### Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3260
Source: Housing Monitor
HM Ref: 21572
UCS Character Area: ARTERIAL ROUTE
Address: 151 - 167 ANTRIM ROAD & 12 HALLIDAY'S ROAD
Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0827
Current Land Use: Belfast Urban Capacity Study
Description: 

Site Capacity: 26

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:39:27 AM Ref: 3260
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: None

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: NONE
Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability

Planning History: Site for Sale: Private
Ownership: Willing Owner: None

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: None
Infrastructure Constraints - Transport Network: None

Conclusions

Is the Site Suitable? Housing Yes
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption: None
Housing Yield: 26
Potential Housing Type: Apartment/Flat
Employment Density Assumption: None
Employment Yield: None
Potential Employment Type: None
Traveller Site: None
Phase: None
Comments: None
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3261
Source: Housing Monitor
HM Ref: 21582
UCS Character Area: INNER CITY
Address: 100 UNIVERSITY STREET
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.0144
Current Land Use:

Description:

Site Capacity: 5

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
<td>District Centre:</td>
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<td>Area of Local Nature Conservation Importance:</td>
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<td>AQMA:</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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<td>Tidal Flood Plain:</td>
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<td>Topography:</td>
<td></td>
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</table>

Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY FAR
- Distance from Arterial Route: 200-400m
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: 5Min CYCLE
- Walking Distance to City Centre: 5Min WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History:

Site for Sale: 
Ownership: Private
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? | Housing
Is the Site Available? | Yes
Is the Site Achievable? | Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 
Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:
Potential Employment Type:
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:37:29 AM
Ref: 3261
Belfast Urban Capacity Study

**Site Information**

UCS Unique Ref: 3270
Source: Housing Monitor
HM Ref: 21568
UCS Character Area: STRATEGIC CENTRE
Address: 35 UPPER DUNMURRY LANE
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 0.1397
Current Land Use:

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
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**Planning History**

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

**Land Use Zoning**

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

**Absolute Constraints**

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

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<thead>
<tr>
<th>Constraint</th>
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<tbody>
<tr>
<td>Historic Park, Garden and Demesne:</td>
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<td>Urban Landscape Wedge:</td>
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<td>Area of Existing Open Space:</td>
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<td>Potential Open Space:</td>
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<tr>
<td>Land identified for Health Use:</td>
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<td>River (Fluvial) Floodplain:</td>
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<td>Special Protection Area:</td>
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<td>RAMSAR:</td>
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Size of Site Retained:
### Site Suitability Assessment

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<tr>
<th>District Centre:</th>
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<tbody>
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<td>Shopping / Commerical Area:</td>
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<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<table>
<thead>
<tr>
<th>Utilities on Site:</th>
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<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Tidal Flood Plain:</td>
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#### Availability

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<th>Planning History:</th>
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<tr>
<td>Current Availability:</td>
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<td>Site for Sale:</td>
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<td>Ownership: Private</td>
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<td>Willing Owner:</td>
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### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System: 
- Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
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<tr>
<td>Is the Site Available?</td>
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</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
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<td>Approved planning density</td>
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<table>
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<tr>
<th>Refined Density Assumption:</th>
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<td>Housing Yield: 6</td>
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### Employment Density Assumption

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### Belfast Urban Capacity Study

#### Site Information

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<td>21574</td>
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<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>ST THOMAS' HALL 138A LISBURN ROAD</td>
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<tr>
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<td>BT9</td>
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<td>Description</td>
<td>Z/2013/1482/F - Demolition of existing building and erection of 17 no apartments, associated amenity space and site works (Revised scheme) Site cleared and ready for development.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>17</td>
</tr>
</tbody>
</table>

#### Planning History

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Planning granted for residential use:</td>
<td>Yes</td>
</tr>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Z/2013/1482/F</td>
</tr>
<tr>
<td>Planning granted for employment use:</td>
<td>No</td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Employment Planning Proposal Description:</td>
<td></td>
</tr>
<tr>
<td>Planning granted for other land use:</td>
<td>No</td>
</tr>
<tr>
<td>Other use Planning Reference No.:</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description:</td>
<td></td>
</tr>
</tbody>
</table>

#### Land Use Zoning

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning</td>
<td>NONE</td>
</tr>
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</table>

#### Absolute Constraints

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>No</td>
</tr>
<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td>No</td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
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<tr>
<td>Site Retained for further assessment:</td>
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<td>Size of Site Retained:</td>
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4/19/2018 9:54:48 AM

Ref: 3273
Site Suitability Assessment

<table>
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<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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<tr>
<td>ASSSI:</td>
<td>NONE</td>
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<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>SERIOUS</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
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<td>Topography:</td>
<td>Slightly sloping</td>
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<tr>
<td>Utilities on Site:</td>
<td>None</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
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<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY FAR</td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Hal:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
</tr>
</tbody>
</table>

Availability

Planning History: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownerships: No
Potential for Ransom Strips: No

Achievability

Market Attractiveness: Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system
Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 17
Potential Housing Type: Apartment/Flat

Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 3274
Source: Housing Monitor
HM Ref: 21555
UCS Character Area: INNER CITY
Address: SITE AT 40 TORRENS CRESCENT
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1527
Current Land Use:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 

Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability
Planning History: 
Site for Sale: 
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: 

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability
Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3275</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19144</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>BETWEEN BLACKS ROAD AND FINAGHY ROAD NORTH</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT11</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COLLIN</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>6.4810</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Belfast Urban Capacity Study</td>
</tr>
<tr>
<td>Description</td>
<td></td>
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<tr>
<td>Site Capacity</td>
<td>244</td>
</tr>
</tbody>
</table>

### Planning History

| Planning granted for residential use: | Yes |
| UCS Residential Planning Reference No.: | |
| Planning granted for employment use: | |
| Employment Planning Reference No.: | |
| Employment Planning Proposal Description: | |
| Planning granted for other land use: | |
| Other use Planning Reference No.: | |
| Other use Proposal Description: | |

### Land Use Zoning

<table>
<thead>
<tr>
<th>Zoning</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<td>Mixed Zoning</td>
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<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

<table>
<thead>
<tr>
<th>Constraint</th>
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<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
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<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td></td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment:</td>
<td>YES</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td></td>
</tr>
</tbody>
</table>

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4/19/2018 9:48:47 AM     Ref: 3275
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: MINOR
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography: 

Utilities on Site:
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: VERY CLOSE
Protected Route: 
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: 
Site for Sale: 
Ownership: Private
Willing Owner:

Current Availability: 
Multiple Ownerships: 
Potential for Ransom Strips: 

Achievability

Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 244
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:48:47 AM
Ref: 3275
### Site Information

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<tr>
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<td>Source</td>
<td>Housing Monitor</td>
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<td>HM Ref</td>
<td>21591</td>
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<tr>
<td>UCS Character Area</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address</td>
<td>HAMILTON STREET/CATHERINE STREET NORTH</td>
</tr>
<tr>
<td>Postcode</td>
<td>CC 029</td>
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<tr>
<td>District Electoral Area</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group</td>
<td>SOUTH</td>
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<tr>
<td>Site Area (ha)</td>
<td>0.4521</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Historical HM ref - no current planning approval on portal. Site has redevelopment potential for much more than 12 units. City Centre density assumption applied.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>12</td>
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</tbody>
</table>

### Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use</th>
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<tbody>
<tr>
<td>UCS Residential Planning Reference No.</td>
<td>Historical HM ref.</td>
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<tr>
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<tr>
<td>Employment Planning Reference No.</td>
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<tr>
<td>Employment Planning Proposal Description</td>
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<tr>
<td>Planning granted for other land use</td>
<td>No</td>
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<tr>
<td>Other use Planning Reference No.</td>
<td></td>
</tr>
<tr>
<td>Other use Proposal Description</td>
<td></td>
</tr>
</tbody>
</table>

### Land Use Zoning

| Employment Zoning | No |
| Mixed Zoning      | No |
| Housing Zoning    | No |

### Absolute Constraints

| Sites below 0.1ha or 5 residential units | No |
| Evidence that the site is being developed for alternative use | No |
| Historic Park, Garden and Demesne | NONE |
| Urban Landscape Wedge | NONE |
| Area of Existing Open Space | NONE |
| Potential Open Space | NONE |
| Land identified for Health Use | NONE |
| River (Fluvial) Floodplain | NONE |
| Special Protection Area | NONE |
| RAMSAR | NONE |
| Site Retained for further assessment | Yes |
| Size of Site Retained | 0.4521 |
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>CONSIDERABLE, SIGNIFICANT, NONE, NONE</td>
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<tr>
<td>AQMA:</td>
<td>CONSIDERABLE</td>
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<td>Conservation Area:</td>
<td>SIGNIFICANT</td>
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<td>ASSSI:</td>
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<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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</tr>
<tr>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>SIGNIFICANT</td>
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<tr>
<td>Surface Water:</td>
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<td>Topography:</td>
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<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<td>Neighbouring Area Characteristics:</td>
<td>Commercial</td>
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<td>Residential Area Characteristics:</td>
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<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
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<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Temporary Use</th>
</tr>
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<tbody>
<tr>
<td>Site for Sale:</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
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</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
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</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare): 316

- **Refined Density Assumption:**
  - Housing Yield: 12
  - Potential Housing Type: Apartment/Flat
  - Employment Density Assumption:
  - Employment Yield: 17823.0000
  - Potential Employment Type:
  - Traveller Site: No
  - Phase:
  - Comments:
## Site Information

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3278</td>
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<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>21592</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>LAND AT MONARCH STREET</td>
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<tr>
<td>Postcode:</td>
<td>BT12</td>
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<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.5219</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
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</table>
| Description: | LA04/2015/0598/O - Amended Plans  
Received: Revised Site Layout  
Residential development comprising 60no.  
apartments - WITHDRAWN  
HM ref - land zoned for housing - 13 units  
appears quite low for the size of the site  
Inner City density assumption applied.  
Site Capacity: | 13 |

## Planning History

| Planning granted for residential use: | No |
| UCS Residential Planning Reference No.: | App withdrawn. |
| Planning granted for employment use: | No |
| Employment Planning Reference No.: | |
| Employment Planning Proposal Description: | |
| Planning granted for other land use: | No |
| Other use Planning Reference No.: | |
| Other use Proposal Description: | |

## Land Use Zoning

| Employment Zoning: | No |
| Mixed Zoning: | No |
| Housing Zoning: | Yes |

## Absolute Constraints

| Sites below 0.1ha or 5 residential units: | No |
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SERIOUS
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.5219

Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>AQMA</td>
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<td>NONE</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area</td>
<td>NONE</td>
</tr>
<tr>
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<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
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<tr>
<td>Utilities on Site</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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</tr>
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<td>Residential Area Characteristics:</td>
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</tr>
<tr>
<td>Protected Route</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>WITHIN 100m</td>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>5Min CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History:</td>
<td></td>
</tr>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
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Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness:</td>
<td>Market likely to deliver</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
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Conclusions

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>Housing</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Available?</td>
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</table>

Yield, Phasing & Type

4/19/2018 9:51:05 AM Ref: 3278
<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Inner City Character (145 dph)</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
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<tr>
<td>Housing Yield:</td>
<td>13</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 3279
Source: Housing Monitor
HM Ref: 21594
UCS Character Area: WIDER CITY - OUTSIDE
Address: LAND AT CHURCH ROAD/BALLYGOWAN ROAD
Postcode: BT 130
District Electoral Area: LISNASHARRAGH
Area Working Group: EAST
Site Area (ha): 1.0306
Current Land Use:
Description:

Site Capacity: 9

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:50:38 AM Ref: 3279
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
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<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>9</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
<td>Detached</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
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</table>
# Belfast Urban Capacity Study

## Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>Source</th>
<th>HM Ref</th>
</tr>
</thead>
<tbody>
<tr>
<td>3280</td>
<td>Housing Monitor</td>
<td>21593</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>UCS Character Area</th>
<th>Address</th>
<th>Postcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>WIDER CITY</td>
<td>LAND AT MARMOUNT GARDENS</td>
<td>BT 010/2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District Electoral Area</th>
<th>Area Working Group</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLDPARK</td>
<td>NORTH</td>
<td>4.6203</td>
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</table>

<table>
<thead>
<tr>
<th>Current Land Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant site</td>
<td>No planning permission. HM ref based on estimate form housing zoning.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>116</td>
</tr>
</tbody>
</table>

## Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use</th>
<th>UCS Residential Planning Reference No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning granted for employment use</th>
<th>Employment Planning Reference No.</th>
<th>Employment Planning Proposal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning granted for other land use</th>
<th>Other use Planning Reference No.</th>
<th>Other use Proposal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td></td>
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</tbody>
</table>

## Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning</th>
<th>Mixed Zoning</th>
<th>Housing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Absolute Constraints

<table>
<thead>
<tr>
<th>Sites below 0.1ha or 5 residential units</th>
<th>Evidence that the site is being developed for alternative use</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Historic Park, Garden and Demesne</th>
<th>Urban Landscape Wedge</th>
<th>Area of Existing Open Space</th>
<th>Potential Open Space</th>
<th>Land identified for Health Use</th>
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<th>RAMSAR</th>
<th>Site Retained for further assessment</th>
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</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>NONE</td>
<td>MINOR</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
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4/19/2018 9:51:04 AM

Ref: 3280
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
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<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- None

### Known Contamination and Ground Stability Issues:
- No

### Neighbouring Area Characteristics:
- Residential

### Residential Area Characteristics:
- Low density

### Protected Route:
- CLOSE

### Distance from Arterial Route:
- 100m-200

### Highway Access to Site:
- VERY CLOSE

### Distance from Bus Stop:
- 100-200m

### Distance from Train Halt:
- 400m+

### Cycling Distance to City Centre:
- 10Mins+ CYCLE

### Walking Distance to City Centre:
- 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):
- |

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Ownership: Private</td>
</tr>
<tr>
<td>Willing Owner: Unknown</td>
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</table>

<table>
<thead>
<tr>
<th>Current Availability:</th>
<th>Vacant</th>
</tr>
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<tbody>
<tr>
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<thead>
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<tbody>
<tr>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
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<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
</tr>
</thead>
<tbody>
<tr>
<td>HM estimate (may be conservative)</td>
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<table>
<thead>
<tr>
<th>Refined Density Assumption:</th>
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<tbody>
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<tbody>
<tr>
<td>116</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Potential Housing Type:</th>
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<tbody>
<tr>
<td>Semi-Detached</td>
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<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Potential Employment Type:</th>
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</thead>
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<table>
<thead>
<tr>
<th>Traveller Site:</th>
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<table>
<thead>
<tr>
<th>Phase:</th>
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<table>
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<th>Comments:</th>
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4/19/2018 9:51:04 AM  Ref: 3280
### Site Information

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
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<tbody>
<tr>
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<td>3281</td>
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<td>Source:</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>21595</td>
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<tr>
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<td>WIDER CITY</td>
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<td>Address:</td>
<td>LAND TO THE REAR OF 5-15 MOTELANDS, OFF OLD HOLYWO</td>
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<tr>
<td>Postcode:</td>
<td>BT 133</td>
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<tr>
<td>District Electoral Area:</td>
<td>ORMISTON</td>
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<td>Area Working Group:</td>
<td>EAST</td>
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<td>Site Area (ha):</td>
<td>0.6975</td>
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<td>Current Land Use:</td>
<td>Vacant site</td>
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<tr>
<td>Description:</td>
<td>Site currently zoned for housing.</td>
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<tr>
<td>Site Capacity:</td>
<td>18</td>
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### Planning History

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
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<tbody>
<tr>
<td>Planning granted for residential use:</td>
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</tr>
<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Historical HM Ref.</td>
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<tr>
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<tr>
<td>Employment Planning Reference No.:</td>
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</tr>
<tr>
<td>Employment Planning Proposal Description:</td>
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<tr>
<td>Planning granted for other land use:</td>
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<tr>
<td>Other use Planning Reference No.:</td>
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</tr>
<tr>
<td>Other use Proposal Description:</td>
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### Land Use Zoning

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<tbody>
<tr>
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<td>Mixed Zoning:</td>
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</tr>
<tr>
<td>Housing Zoning:</td>
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### Absolute Constraints

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<th>Details</th>
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<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>No</td>
</tr>
<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td>No</td>
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<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
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<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
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<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>RAMSAR:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site Retained for further assessment:</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td>0.6975</td>
</tr>
</tbody>
</table>
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td></td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td></td>
</tr>
<tr>
<td>Listed Building:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td>Slightly sloping</td>
</tr>
<tr>
<td>Utilities on Site:</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td></td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td>None</td>
</tr>
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</table>

### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Expected to cease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale: No</td>
<td>Multiple Ownerships:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Ownership: Private</td>
<td>Potential for Ransom Strips:</td>
<td>Yes</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
<td></td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Infrastructure works required</td>
</tr>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>18</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Detached</td>
</tr>
<tr>
<td>Employment Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Employment Yield:</td>
<td></td>
</tr>
<tr>
<td>Potential Employment Type:</td>
<td></td>
</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3282
Source: Housing Monitor
HM Ref: 21596
UCS Character Area: WIDER CITY
Address: LAND AT KNIGHTSBRIDGE PARK, STRANMILLIS
Postcode: BT 103
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.1542
Current Land Use: 

Description:

Site Capacity: 29

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: MINOR
Lagan Valley Regional Park: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability
Planning History:
Site for Sale: Private
Ownership: Willing Owner:

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 29
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3283
Source: Housing Monitor
HM Ref: 21597
UCS Character Area: INNER CITY
Address: 23 AVA AVENUE AND ELGIN COURT
Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1869
Current Land Use:
Description:

Site Capacity: 5

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:
Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
**Belfast Urban Capacity Study**

### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>3284</th>
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<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>21598</td>
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<tr>
<td>UCS Character Area:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>CATHERINE STREET/JOY STREET</td>
</tr>
<tr>
<td>Postcode:</td>
<td>CC 029</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>BOTANIC</td>
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<tr>
<td>Area Working Group:</td>
<td>SOUTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.2749</td>
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</table>

**Planning History**

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:

**Land Use Zoning**

- Employment Zoning: NONE
- Mixed Zoning: NONE
- Housing Zoning: SIGNIFICANT

**Absolute Constraints**

- Sites below 0.1ha or 5 residential units:
- Evidence that the site is being developed for alternative use:
  - Historic Park, Garden and Demesne: NONE
  - Urban Landscape Wedge: NONE
  - Area of Existing Open Space: NONE
  - Potential Open Space: NONE
  - Land identified for Health Use: NONE
  - River (Fluvial) Floodplain: NONE
  - Special Protection Area: NONE
  - RAMSAR: NONE
  - Site Retained for further assessment: Yes

Size of Site Retained:
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
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<tr>
<td>LLPA:</td>
<td>NONE</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

## Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:

## Residential Area Characteristics:
- Protected Route: VERY FAR
- Distance from Arterial Route: 400m+
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: WITHIN 100m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td></td>
</tr>
<tr>
<td>Private</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
</tr>
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## Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Infrastructure Constraints - Transport Network:</td>
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</tbody>
</table>

## Conclusions

- Is the Site Suitable? Housing
- Is the Site Available? Yes
- Is the Site Achievable? Yes

## Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>7</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Apartment/Flat</td>
</tr>
</tbody>
</table>

| Employment Density Assumption:                     |                           |
| Employment Yield:                                  |                           |
| Potential Employment Type:                         |                           |
| Traveller Site:                                    |                           |
| Phase:                                              |                           |
| Comments:                                          |                           |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3285
Source: Housing Monitor
HM Ref: 21600
UCS Character Area: STRATEGIC CENTRE
Address: LAND AT STATION VIEW/BARBOUR GARDENS
Postcode: BT17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 1.4907
Current Land Use: 
Description: 
Site Capacity: 142

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: 
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: 
Evidence that the site is being developed for alternative use: 
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commerical Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<td>ASSSI:</td>
<td>NONE</td>
</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water:</td>
<td>MINOR</td>
</tr>
</tbody>
</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:  
- Neighbouring Area Characteristics: 
- Residential Area Characteristics: 
  - Protected Route: VERY CLOSE 
  - Distance from Arterial Route: 400m+ 
  - Highway Access to Site: VERY CLOSE 
  - Distance from Bus Stop: WITHIN 100m 
  - Distance from Train Halt: WITHIN 100m 
  - Cycling Distance to City Centre: 10Mins+ CYCLE 
  - Walking Distance to City Centre: 10Mins+ WALK 
  - Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

### Availability

**Planning History:**

**Site for Sale:**

**Ownership:** Private

**Willing Owner:**

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

### Conclusions

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

- **Housing Yield:** 142
- **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

- **Employment Yield:**
- **Potential Employment Type:**

**Traveller Site: Phase:**

**Comments:**

---

4/19/2018 9:51:11 AM  Ref: 3285
Site Information

UCS Unique Ref: 3286
Source: Housing Monitor
HM Ref: 21599
UCS Character Area: CITY CENTRE
Address: CROMAC STREET/raphael STREET

Postcode: BT7
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 2.7677
Current Land Use: Vacant site

Description: Land zoned for social housing however a recent commercial scheme has been approved to the rear of the Lighthouse Building in Cromac Place. Area for commercial scheme has been removed and accounted for under USC ref 3579.
Site Capacity: 69

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Yes
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2010/1452/F
Other use Proposal Description: Retention of temp surface level car park.

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 2.35

Site Suitability Assessment

| District Centre: | No |
| Shopping / Commerical Area: | NONE |
| Area of Townscape Character: | NONE |
| Lagan Valley Regional Park: | NONE |
| LLPA: | NONE |
| Site of Local Nature Conservation Importance: | NONE |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | NONE |
| Neighbourhood Renewal Area: | NONE |
| Listed Building: | NONE |
| Tidal Flood Plain: | MINOR |
| Surface Water: | MINOR |
| Topography: | Flat |
| Utilities on Site: | None |
| Known Contamination and Ground Stability Issues: | No |
| Neighbouring Area Characteristics: | Commercial |
| Residential Area Characteristics: | Medium density |
| Protected Route: | VERY FAR |
| Distance from Arterial Route: | 200-400m |
| Highway Access to Site: | ADJACENT |
| Distance from Bus Stop: | WITHIN 100m |
| Distance from Train Halt: | 200-400m |
| Cycling Distance to City Centre: | CITY CENTRE |
| Walking Distance to City Centre: | CITY CENTRE |
| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | |

Availability

Planning History: 
Site for Sale: No
Ownership: Public Sector (DSD/BCC/NIHE)
Willing Owner: Unknown
Current Availability: Temporary Use
Multiple Ownerships: Yes
Potential for Ransom Strips: No

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Inner city density applied (145)

Refined Density Assumption:

Housing Yield: 69

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3287
Source: Housing Monitor
HM Ref: 21601
UCS Character Area: CITY CENTRE
Address: TITANIC QUARTER
Postcode: BT3
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 70.3016
Current Land Use: Underutilised site
Description: This takes account of the Development Framework for Titanic Quarter which considered 3000 units. Complete development at the ARC has been subtracted.
Site Capacity: 2637

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: Yes
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: Yes
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: MINOR
Mixed Zoning: SIGNIFICANT
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use: No
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:55:05 AM Ref: 3287
### Site Suitability Assessment

<table>
<thead>
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<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
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<tr>
<td>Shopping / Commercial Area:</td>
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<tr>
<td>Area of Townscape Character:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
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</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area:</td>
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</tr>
<tr>
<td>ASSSI:</td>
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</tr>
<tr>
<td>Monument Record:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>Listed Building:</td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>MINOR</td>
</tr>
<tr>
<td>Surface Water:</td>
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</tr>
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<td>Topography:</td>
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</tr>
<tr>
<td>Utilities on Site:</td>
<td>Minor constraint</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
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</tr>
<tr>
<td>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>200-400m</td>
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<tr>
<td>Highway Access to Site:</td>
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</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>100-200m</td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>CITY CENTRE</td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
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### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History:</td>
<td></td>
</tr>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
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</tr>
<tr>
<td>Willing Owner:</td>
<td>Yes</td>
</tr>
<tr>
<td>Current Availability:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Multiple Ownerships:</td>
<td>No</td>
</tr>
<tr>
<td>Potential for Ransom Strips:</td>
<td>No</td>
</tr>
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</table>

### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness:</td>
<td>Market likely to deliver</td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
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### Conclusions

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Is the Site Suitable?</td>
<td>HousingEmp</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
<td>Approved planning density</td>
</tr>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>2637</td>
</tr>
<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
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<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
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<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>

4/19/2018 9:55:05 AM
Site Information

UCS Unique Ref: 3288
Source: Housing Monitor
HM Ref: 21602
UCS Character Area: WIDER CITY
Address: LAND AT SOMERDALE PARK

Postcode: BT 010/2
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.5765
Current Land Use: Vacant site
Description: Zoned for housing but no current planning approval.

Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: 
Planning granted for employment use: No
Employment Planning Reference No.: 
Employment Planning Proposal Description: 
Planning granted for other land use: No
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: No
Mixed Zoning: No
Housing Zoning: Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: No

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 

4/19/2018 9:51:09 AM
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
<td>Neighbouring Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
<td></td>
</tr>
<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LLPA:</td>
<td>MINOR</td>
<td>AQMA:</td>
<td>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
<td>Conservation Area:</td>
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<td></td>
<td></td>
<td>ASSSI:</td>
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<tr>
<td></td>
<td></td>
<td>Monument Record:</td>
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</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
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</tr>
<tr>
<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
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</tr>
<tr>
<td>Topography:</td>
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### Availability

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td>Willing Owner:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
<th>Market likely to deliver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 15 |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3315
Source: Housing Monitor
HM Ref: 21569
UCS Character Area: WIDER CITY - OUTSIDE
Address: LAND AT LOWER BRANIEL ROAD

Postcode: BT 130
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 6.5401
Current Land Use:

Description: Site Capacity: 164

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<tr>
<td>LLPA:</td>
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<tr>
<td>Site of Local Nature Conservation Importance:</td>
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<td>Monument Record:</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
</tr>
<tr>
<td>Topography:</td>
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</table>

### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 400m+
- Highway Access to Site: ADJACENT
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 400m+
- Cycling Distance to City Centre: 10Mins+ CYCLE
- Walking Distance to City Centre: 10Mins+ WALK
- Enhancements to the Proposed Transport Network (BRT, Road Improvements):

### Availability

**Planning History:**
- Site for Sale: Private

**Current Availability:**
- Multiple Ownerships: Yes
- Potential for Ransom Strips: Yes

**Willing Owner:**
- Private

### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

**Is the Site Suitable?** Housing
**Is the Site Available?** Yes
**Is the Site Achievable?** Yes

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Revised Density Assumption:**
- Housing Yield: 164
- Potential Housing Type: Semi-Detached

**Employment Density Assumption:**
- Employment Yield:
- Potential Employment Type:
- Traveller Site:
- Phase:
- Comments:
## Belfast Urban Capacity Study

### Site Information

<table>
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<th>Attribute</th>
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<td>Source</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref</td>
<td>21815</td>
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<tr>
<td>UCS Character Area</td>
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<tr>
<td>Address</td>
<td>FORMER TRAINING GROUND FOR DUNDELA FOOTBALL CLUB SITUATED OPPOSITE 25 - 45 DUNDELA AVENUE EAST OUTER BELFAST CITY</td>
</tr>
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<td>Postcode</td>
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<tr>
<td>District Electoral Area</td>
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<tr>
<td>Area Working Group</td>
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<tr>
<td>Site Area (ha)</td>
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<td>Current Land Use</td>
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<td>Description</td>
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<td>Site Capacity</td>
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### Planning History

<table>
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<tr>
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<tbody>
<tr>
<td>Planning granted for residential use</td>
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<td>UCS Residential Planning Reference No.:</td>
<td>Z/2014/0271/F</td>
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<tr>
<td>Planning granted for employment use:</td>
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<tr>
<td>Employment Planning Reference No.:</td>
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<tr>
<td>Employment Planning Proposal Description:</td>
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</tr>
<tr>
<td>Planning granted for other land use:</td>
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<td>Other use Planning Reference No.:</td>
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<tr>
<td>Other use Proposal Description:</td>
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### Land Use Zoning

<table>
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<tr>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
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<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
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<tr>
<td>Evidence that the site is being developed for alternative use:</td>
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<tr>
<td>Historic Park, Garden and Demesne:</td>
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<tr>
<td>Urban Landscape Wedge:</td>
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</tr>
<tr>
<td>Area of Existing Open Space:</td>
<td>NONE</td>
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<tr>
<td>Potential Open Space:</td>
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<tr>
<td>Land identified for Health Use:</td>
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</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
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<td>Special Protection Area:</td>
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<td>RAMSAR:</td>
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<td>Site Retained for further assessment:</td>
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<td>Size of Site Retained:</td>
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Site Suitability Assessment

District Centre: Shopping / Commercial Area:

Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: 

Protected Route: Distance from Arterial Route: Highway Access to Site: Distance from Bus Stop: Distance from Train Halt: Cycling Distance to City Centre: Walking Distance to City Centre: Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: Site has planning permission for housing Site for Sale: Ownership: Willing Owner: 

Current Availability: Multiple Ownerships: Potential for Ransom Strips: 

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes 

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density 

Refined Density Assumption: 

Housing Yield: 23 Potential Housing Type: Apartment/Flat Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A 

Traveller Site: 

Phase: Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3882
Source: Housing Monitor
HM Ref: 21817
UCS Character Area: INNER CITY
Address: 22 COLLEGE GARDENS SOUTH OUTER BELFAST CITY
Postcode:
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 4.2800
Current Land Use:

Description:

Site Capacity:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1635/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0450457443998
Site Suitability Assessment


Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: Distance from Arterial Route: Highway Access to Site: Distance from Bus Stop: Distance from Train Halt: Cycling Distance to City Centre: Walking Distance to City Centre: Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing Current Availability: Multiple Ownerships: Potential for Ransom Strips:

Ownership: Willing Owner: 

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density Refined Density Assumption: 

Housing Yield: 5 Potential Housing Type: Apartment/Flat Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A Traveller Site: Phase: Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3891
Source: Housing Monitor
HM Ref: 21756
UCS Character Area: INNER CITY
Address: 195 TEMPLEMORE AVENUE EAST
          OUTER BELFAST CITY
Postcode:
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 4.3800
Current Land Use:
Description:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0867/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0278002473507

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Site Suitability Assessment


Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: Distance from Arterial Route: Highway Access to Site: Distance from Bus Stop: Distance from Train Halt: Cycling Distance to City Centre: Walking Distance to City Centre: Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing Site for Sale: Ownership: Willing Owner: Current Availability: Multiple Ownerships: Potential for Ransom Strips:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 3892
Source: Housing Monitor
HM Ref: 21781
UCS Character Area: INNER CITY
Address: 102 - 120 HALLIDAYS ROAD NORTH OUTER BELFAST CITY

Site Capacity:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0194/F
Planning granted for employment use: NONE
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use: NONE
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0668707925018

4/19/2018 9:55:32 AM Ref: 3892
Site Suitability Assessment

District Centre:
Shopping / Commercial Area:
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain:
Surface Water:
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route:
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing
Site for Sale:
Ownership:
Willing Owner:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Semi-Detached
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site:
Phase:
Comments:

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Ref: 3892
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3893
Source: Housing Monitor
HM Ref: 21779
UCS Character Area: ARTERIAL ROUTE
Address: 149-153 SPRINGFIELD ROAD WEST
OUTER BELFAST CITY
Postcode: 
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 7.1100
Current Land Use:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1046/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0400865249999
### Site Suitability Assessment

**District Centre:**

**Shopping / Commercial Area:**

**Area of Townscape Character:**

**Lagan Valley Regional Park:** NONE

**LLPA:** NONE

**Site of Local Nature Conservation Importance:**

**AQMA:** NONE

**Conservation Area:** NONE

**ASSSI:** NONE

**Monument Record:** MINOR

**Neighbourhood Renewal Area:** NONE

**Listed Building:** NONE

**Tidal Flood Plain:**

**Surface Water:**

**Topography:**

---

### Availability

**Planning History:** Site has planning permission for housing

**Site for Sale:**

**Ownership:**

**Willing Owner:**

**Current Availability:**

**Multiple Ownerships:**

**Potential for Ransom Strips:**

---

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

---

### Conclusions

**Is the Site Suitable?** Housing

**Is the Site Available?** Yes

**Is the Site Achievable?** Yes

---

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

**Housing Yield:** 12

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** N/A

**Employment Yield:** 0.0000

**Potential Employment Type:** N/A

**Traveller Site:**

**Phase:**

**Comments:**

---

Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3894
Source: Housing Monitor
HM Ref: 21775
UCS Character Area: ARTERIAL ROUTE
Address: 42-48 UPPER NEWTOWNARDS ROAD
          EAST OUTER BELFAST CITY
Postcode: 
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 28.1700
Current Land Use:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0840/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0222396598508

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Site Suitability Assessment

District Centre:             Shopping / Commerical Area:             Area of Townscape Character:
Lagan Valley Regional Park:  NONE                                NONE
Site of Local Nature Conservation Importance:           NONE
AQMA:           NONE                              Known Contamination and Ground Stability Issues:
Conservation Area:  NONE                           Neighbouring Area Characteristics:
ASSSI:           NONE                             Residential Area Characteristics:
Monument Record:  NONE                             Protected Route:              VERY FAR
Neighbourhood Renewal Area:  SERIOUS           Distance from Arterial Route:              VERY CLOSE
Listed Building:    NONE                          Distance from Bus Stop:              WITHIN 100m
Tidal Flood Plain:  NONE                          Distance from Train Halt:              400m+
Surface Water:     NONE                          Cycling Distance to City Centre:         10Min CYCLE
Topography:        NONE                          Walking Distance to City Centre:         10Mins+ WALK

Utilities on Site:  

Availability

Planning History:  Site has planning permission for housing  Current Availability:  
Site for Sale:  Ownership:  
Willing Owner:  Multiple Ownerships:  Potential for Ransom Strips:  

Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:  

Conclusions

Is the Site Suitable?  Housing
Is the Site Available?  Yes
Is the Site Achievable?  Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):  Approved planning density
Refined Density Assumption:
Housing Yield:  7
Potential Housing Type:  Apartment/Flat
Employment Density Assumption:  N/A
Employment Yield:  0.0000
Potential Employment Type:  N/A
Traveller Site:  
Phase:  
Comments:  
Site Information

UCS Unique Ref: 3897
Source: Housing Monitor
HM Ref: 21808
UCS Character Area: WIDER CITY
Address: 76 SUMMERHILL DRIVE ML 02/06 (PART 2 OF 2) OUTER BELFAST CITY
Postcode: 
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 10.6200
Current Land Use:
Description:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: S/2014/0860/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: SIGNIFICANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: MINOR
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.14218343998
Site Suitability Assessment


Availability

Planning History: Site has planning permission for housing Current Availability: Multiple Ownerships: Potential for Ransom Strips:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density Refined Density Assumption:

Housing Yield: 18 Potential Housing Type: Apartment/Flat Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A Traveller Site: Phase: Comments:

4/19/2018 9:55:37 AM Ref: 3897
## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>3910</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>21787</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>81 - 85 CHANNING STREET EAST OUTER BELFAST CITY</td>
</tr>
<tr>
<td>Postcode</td>
<td></td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>TITANIC</td>
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<tr>
<td>Area Working Group</td>
<td>EAST</td>
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<tr>
<td>Site Area (ha)</td>
<td>4.3800</td>
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### Site Capacity:

### Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use</th>
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<tbody>
<tr>
<td>UCS Residential Planning Reference No.</td>
<td>LA04/2015/1536/F</td>
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<tr>
<td>Planning granted for employment use</td>
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<tr>
<td>Employment Planning Reference No.</td>
<td>NONE</td>
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<tr>
<td>Employment Planning Proposal Description</td>
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<tr>
<td>Planning granted for other land use</td>
<td></td>
</tr>
<tr>
<td>Other use Planning Reference No.</td>
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</tr>
<tr>
<td>Other use Proposal Description</td>
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### Land Use Zoning

<table>
<thead>
<tr>
<th>Employment Zoning</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning</td>
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### Absolute Constraints

<table>
<thead>
<tr>
<th>Sites below 0.1ha or 5 residential units</th>
<th>No</th>
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<tbody>
<tr>
<td>Evidence that the site is being developed for alternative use</td>
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</tr>
<tr>
<td>Historic Park, Garden and Demesne</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge</td>
<td>NONE</td>
</tr>
<tr>
<td>Area of Existing Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area</td>
<td>NONE</td>
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<tr>
<td>RAMSAR</td>
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<tr>
<td>Site Retained for further assessment</td>
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<td>Size of Site Retained</td>
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4/19/2018 9:55:39 AM  Ref: 3910
Site Suitability Assessment


Utilities on Site: Known Contamination and Ground Stability Issues: Neighbouring Area Characteristics: Residential Area Characteristics: Protected Route: Distance from Arterial Route: Highway Access to Site: Distance from Bus Stop: Distance from Train Halt: Cycling Distance to City Centre: Walking Distance to City Centre: Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing Current Availability: Site for Sale: Multiple Ownerships: Ownership: Potential for Ransom Strips: Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3911
Source: Housing Monitor
HM Ref: 21758
UCS Character Area: INNER CITY
Address: NORTH OF / SOUTH OF 41-43 / 45 PARK AVENUE EAST OUTER BELFAST CITY
Postcode:
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 28.1700
Current Land Use:
Description:

Site Capacity:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0052/F
Planning granted for employment use: NONE
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use: NONE
Other use Planning Reference No.: NONE
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.339347908246
Site Suitability Assessment

District Centre:
Shopping / Commercial Area:
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain:
Surface Water:
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route:
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing
Site for Sale: 
Ownership: 
Willing Owner: 

Current Availability:
Multiple Ownership:
Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 13
Potential Housing Type: Townhouse
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site:
Phase:
Comments:

4/19/2018 9:55:41 AM
Ref: 3911
Site Information

UCS Unique Ref: 3913
Source: Housing Monitor
HM Ref: 21785
UCS Character Area: CITY CENTRE
Address: DURHAM HOUSE DURHAM STREET WEST BELFAST CITY CENTRE
Postcode:
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.7900

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0027/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: NONE
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0709237130994
## Site Suitability Assessment

**District Centre:**
- Shopping / Commercial Area:
- Area of Townscape Character:
- Lagan Valley Regional Park: NONE
- LLPA: NONE
- Site of Local Nature Conservation Importance: NONE
- AQMA: NONE
- Conservation Area: NONE
- ASSSI: NONE
- Monument Record: NONE
- Neighbourhood Renewal Area: MINOR
- Listed Building: SERIOUS
- Tidal Flood Plain: NONE
- Surface Water: NONE
- Topography: NONE

### Utilities on Site:
- Known Contamination and Ground Stability Issues: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: VERY CLOSE
- Protected Route: VERY CLOSE
- Distance from Arterial Route: VERY CLOSE
- Highway Access to Site: VERY CLOSE
- Distance from Bus Stop: 100-200m
- Distance from Train Halt: 200-400m
- Cycling Distance to City Centre: CITY CENTRE
- Walking Distance to City Centre: CITY CENTRE
- Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

### Availability

<table>
<thead>
<tr>
<th>Planning History</th>
<th>Current Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale: Site has planning permission for housing</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Willing Owner:</td>
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</tbody>
</table>

### Achievability

**Market Attractiveness:**
- Infrastructure Constraints - Waste Water Treatment System:
- Infrastructure Constraints - Transport Network:

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
  - Housing Yield: 34
  - Potential Housing Type: Apartment/Flat
  - Employment Density Assumption: N/A
  - Employment Yield: 0.0000
  - Potential Employment Type: N/A

**Traveller Site:**

- Phase:
- Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3916
Source: Housing Monitor
HM Ref: 21745
UCS Character Area: CITY CENTRE
Address: 89 DURHAM STREET WEST BELFAST CITY CENTRE
Postcode:
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.7900
Current Land Use:
Description:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0202/F
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.348659088397
Site Suitability Assessment

**District Centre:**

**Shopping / Commercial Area:**

**Area of Townscape Character:**

**Lagan Valley Regional Park:** NONE

**LLPA:** NONE

**Site of Local Nature Conservation Importance:**

**AQMA:** SERIOUS

**Conservation Area:** NONE

**ASSSI:** NONE

**Monument Record:** NONE

**Neighbourhood Renewal Area:** NONE

**Listed Building:** SIGNIFICANT

**Tidal Flood Plain:**

**Surface Water:**

**Topography:**

---

### Availability

**Planning History:** Site has planning permission for housing

**Site for Sale:**

**Ownership:**

**Willing Owner:**

**Current Availability:**

**Multiple Ownerships:**

**Potential for Ransom Strips:**

---

### Achievability

**Market Attractiveness:**

**Infrastructure Constraints - Waste Water Treatment System:**

**Infrastructure Constraints - Transport Network:**

---

### Conclusions

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Revised Density Assumption:**

**Housing Yield:** 23

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** N/A

**Employment Yield:** 0.0000

**Potential Employment Type:** N/A

**Traveller Site:**

**Phase:**

**Comments:**
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3918
Source: Housing Monitor
HM Ref: 21783
UCS Character Area: CITY CENTRE
Address: 122-124 GREAT VICTORIA STREET
          SOUTH BELFAST CITY CENTRE
Postcode: 
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 1.1700
Current Land Use: 
Description: 

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1048/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use:
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0161423457492
Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3919
Source: Housing Monitor
HM Ref: 21809
UCS Character Area: ARTERIAL ROUTE
Address: 93 HILLHEAD CRESCENT WEST OUTER BELFAST CITY
Postcode:
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 1.3700
Current Land Use:
Description:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0657/O
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0655596950011

4/19/2018 9:55:48 AM Ref: 3919
Site Suitability Assessment

District Centre: [District Centre]
Shopping / Commercial Area: [Shopping / Commercial Area]
Area of Townscape Character: [Area of Townscape Character]
Lagan Valley Regional Park: [Lagan Valley Regional Park]
LLPA: [LLPA]
Site of Local Nature Conservation Importance: [Site of Local Nature Conservation Importance]
AQMA: [AQMA]
Conservation Area: [Conservation Area]
ASSSI: [ASSSI]
Monument Record: [Monument Record]
Neighbourhood Renewal Area: [Neighbourhood Renewal Area]
Listed Building: [Listed Building]
Tidal Flood Plain: [Tidal Flood Plain]
Surface Water: [Surface Water]
Topography: [Topography]

Utilities on Site: [Utilities on Site]
Known Contamination and Ground Stability Issues: [Known Contamination and Ground Stability Issues]
Neighbouring Area Characteristics: [Neighbouring Area Characteristics]
Residential Area Characteristics: [Residential Area Characteristics]
Protected Route: [Protected Route]
Distance from Arterial Route: [Distance from Arterial Route]
Highway Access to Site: [Highway Access to Site]
Distance from Bus Stop: [Distance from Bus Stop]
Distance from Train Halt: [Distance from Train Halt]
Cycling Distance to City Centre: [Cycling Distance to City Centre]
Walking Distance to City Centre: [Walking Distance to City Centre]
Enhancements to the Proposed Transport Network (BRT, Road Improvements): [Enhancements to the Proposed Transport Network (BRT, Road Improvements)]

Availability

Planning History: Site has planning permission for housing
Site for Sale: [Site for Sale]
Ownership: [Ownership]
Willing Owner: [Willing Owner]
Current Availability: Multiple Ownerships
Potential for Ransom Strips: [Potential for Ransom Strips]

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: [Infrastructure Constraints - Waste Water Treatment System]
Infrastructure Constraints - Transport Network: [Infrastructure Constraints - Transport Network]

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

<table>
<thead>
<tr>
<th>Housing Yield</th>
<th>Potential Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Apartment/Flat</td>
</tr>
</tbody>
</table>

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site: [Traveller Site]
Phase: [Phase]
Comments: [Comments]
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3923
Source: Housing Monitor
HM Ref: 21802
UCS Character Area: WIDER CITY
Address: FORMER COMMUNITY CENTRE APPROXIMATELY 12 METRES OF 8 MOYARD PARK WEST OUTER BELFAST CITY
Postcode:
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 55.8800
Current Land Use:

Site Capacity:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/1864/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0766693628518

4/19/2018 9:55:50 AM Ref: 3923
Site Suitability Assessment

District Centre:
Shopping / Commercial Area:
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY CLOSE
Protected Route: VERY CLOSE
Distance from Arterial Route: 200-400m
Highway Access to Site: 400m+
Distance from Bus Stop: 400m+
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements): NONE

Availability
Planning History: Site has planning permission for housing
Site for Sale: Multiple Ownerships:
Ownership: Potential for Ransom Strips:
Willing Owner: NONE

Achievability
Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System: NONE
Infrastructure Constraints - Transport Network: NONE

Conclusions
Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density
Revised Density Assumption: 6
Housing Yield: 6
Potential Housing Type: Semi-Detached
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site: None
Phase: None
Comments: None
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3926
Source: Housing Monitor
HM Ref: 21794
UCS Character Area: WIDER CITY
Address: 122 BALCKS ROAD WEST OUTER BELFAST CITY
Postcode: 
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 6.0800
Current Land Use: 
Description: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1488/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: 
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0804348849968
Site Suitability Assessment

District Centre: Shopping / Commercial Area:

Area of Townscape Character: Lagan Valley Regional Park:

Site of Local Nature Conservation Importance: AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: Listed Building: NONE

Tidal Flood Plain: Surface Water: Topography:

Utilities on Site: Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics: Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History: Site has planning permission for housing

Site for Sale: Ownership:

Willing Owner:

Current Availability: Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 3927
Source: Housing Monitor
HM Ref: 21788
UCS Character Area: INNER CITY
Address: LANDS IMMEDIATELY WEST OF / EAST OF 44 / 70 GAINSBOROUGH DRIVE NORTH OUTER BELFAST CITY
Postcode: 
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 8.6100
Current Land Use: 
Description: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1521/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: 
Historic Park, Garden and Demesne: MINOR
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: 
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0945592748348

4/19/2018 9:55:53 AM
# Site Suitability Assessment

## District Centre:

- **Shopping / Commercial Area:**
- **Area of Townscape Character:**
- **Lagan Valley Regional Park:** NONE
- **LLPA:** NONE
- **Site of Local Nature Conservation Importance:**
  - **AQM:** NONE
  - **Conservation Area:** NONE
  - **ASSSI:** NONE
  - **Monument Record:** NONE
  - **Neighbourhood Renewal Area:** NONE
- **Listed Building:** NONE
- **Tidal Flood Plain:**
- **Surface Water:**
- **Topography:**

## Utilities on Site:
- **Known Contamination and Ground Stability Issues:**
- **Neighbouring Area Characteristics:**
- **Residential Area Characteristics:**
- **Protected Route:** CLOSE
- **Distance from Arterial Route:** VERY CLOSE
- **Highway Access to Site:** WITHIN 100m
- **Distance from Bus Stop:** 400m+
- **Distance from Train Halt:**
- **Cycling Distance to City Centre:** 5Min CYCLE
- **Walking Distance to City Centre:** 10Mins+ WALK
- **Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

## Availability

### Planning History:
- Site has planning permission for housing

### Site for Sale:

### Ownership:

### Willing Owner:

## Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

## Conclusions

### Is the Site Suitable?
- Housing

### Is the Site Available?
- Yes

### Is the Site Achievable?
- Yes

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- **Housing Yield:** 10
- **Potential Housing Type:** Terrace
- **Employment Density Assumption:** N/A
- **Employment Yield:** 0.0000
- **Potential Employment Type:** N/A

### Traveller Site:

### Phase:

### Comments:

---

4/19/2018 9:55:53 AM
Ref: 3927
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3928
Source: Housing Monitor
HM Ref: 21778
UCS Character Area: ARTERIAL ROUTE
Address: LANDS AT BROOKMOUNT STREET WEST OUTER BELFAST CITY
Postcode:
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 1.5300
Current Land Use:
Description:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0374/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.: NONE
Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: Yes
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.405732948499
Site Suitability Assessment


Availability

Planning History: Site has planning permission for housing Current Availability: Multiple Ownership: Potential for Ransom Strips: Site for Sale: Ownership: Willing Owner:

Achievability

Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density Refined Density Assumption: Housing Yield: 20 Potential Housing Type: Terrace Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A Traveller Site: Phase: Comments:
Site Information

UCS Unique Ref: 3929
Source: Housing Monitor
HM Ref: 21816
UCS Character Area: INNER CITY
Address: 22 COLLEGE GARDENS SOUTH OUTER BELFAST CITY
Postcode: 
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 4.2800
Current Land Use: 
Description: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2015/0019/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use: 
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.045986486491

4/19/2018 9:55:57 AM Ref: 3929
Site Suitability Assessment

District Centre: 
Shopping / Commerical Area: 
Area of Townscape Character: 
Lagan Valley Regional Park: NONE 
LLPA: MINOR 
Site of Local Nature Conservation Importance: 
AQMA: NONE 
Conservation Area: SIGNIFICANT 
ASSSI: NONE 
Monument Record: NONE 
Neighbourhood Renewal Area: 
Listed Building: SIGNIFICANT 
Tidal Flood Plain: 
Surface Water: 
Topography: 

Utilities on Site: 
Known Contamination and Ground Stability Issues: 
Neighbouring Area Characteristics: 
Residential Area Characteristics: 
Protected Route: VERY FAR 
Distance from Arterial Route: 
Highway Access to Site: ADJACENT 
Distance from Bus Stop: 100-200m 
Distance from Train Halt: 400m+ 
Cycling Distance to City Centre: 5Min CYCLE 
Walking Distance to City Centre: 5Min WALK 
Enhancements to the Proposed Transport Network (BRT, Road Improvements): 

Availability

Planning History: Site has planning permission for housing 
Current Availability: 
Site for Sale: 
Multiple Ownerships: 
Ownership: 
Potential for Ransom Strips: 
Willing Owner: 

Achievability

Market Attractiveness: 
Infrastructure Constraints - Waste Water Treatment System: 
Infrastructure Constraints - Transport Network: 

Conclusions

Is the Site Suitable? Housing 
Is the Site Available? Yes 
Is the Site Achievable? Yes 

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density 
Refined Density Assumption: 
Housing Yield: 5 
Potential Housing Type: Apartment/Flat 
Employment Density Assumption: N/A 
Employment Yield: 0.0000 
Potential Employment Type: N/A 
Traveller Site: 
Phase: 
Comments:

4/19/2018 9:55:57 AM Ref: 3929
Site Information

UCS Unique Ref: 3931
Source: Housing Monitor
HM Ref: 21761
UCS Character Area: CITY CENTRE
Address: THE FORMER ST. MALACHY'S CONVENT OF MERCY SUSSEX PLACE AND LANDS ADJACENT TO HAMILTON HOUSE 3 JOY STREET SOUTH BELFAST CITY CENTRE

Postcode: 
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 3.4400
Current Land Use:
Description: 

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0224/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0305011889995

4/19/2018 9:55:59 AM
Site Suitability Assessment


Availability
Planning History: Site has planning permission for housing Current Availability: Site for Sale: Multiple Ownerships: Ownership: Potential for Ransom Strips: Willing Owner:

Achievability
Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions
Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type
Housing Density Assumption (Dwellings per hectare): Approved planning density Refined Density Assumption:
Housing Yield: 12 Potential Housing Type: Apartment/Flat Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3938
Source: Housing Monitor
HM Ref: 21755
UCS Character Area: ARTERIAL ROUTE
Address: 113 EGLANTINE AVENUE SOUTH
             OUTER BELFAST CITY
Postcode: 
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 49.2800
Current Land Use: 

Site Capacity:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2016/0899/F
Planning granted for employment use: 
Employment Planning Reference No.: NONE
Employment Planning Proposal Description: 
Planning granted for other land use: 
Other use Planning Reference No.: 
Other use Proposal Description: 

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0162986137997
Site Suitability Assessment


Availability

Planning History: Site has planning permission for housing Current Availability: Multiple Ownerships: Potential for Ransom Strips:

Ownership: Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing
Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:

Housing Yield: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site:
Phase:
Comments:
## Site Information

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<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>3939</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<td>21795</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>MALONE EXCHANGE 226 LISBURN ROAD SOUTH OUTER BELFAST CITY</td>
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<td>Postcode</td>
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<td>District Electoral Area</td>
<td>BOTANIC</td>
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<td>Current Land Use</td>
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## Planning History

<table>
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<tbody>
<tr>
<td>Planning granted for residential use:</td>
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<td>UCS Residential Planning Reference No.:</td>
<td>LA04/2015/1425/F</td>
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<tr>
<td>Planning granted for employment use:</td>
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<tr>
<td>Employment Planning Reference No.:</td>
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<td>Employment Planning Proposal Description:</td>
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</tr>
<tr>
<td>Planning granted for other land use:</td>
<td></td>
</tr>
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<td>Other use Planning Reference No.:</td>
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<td>Other use Proposal Description:</td>
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## Land Use Zoning

<table>
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<tr>
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<tbody>
<tr>
<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
<td>NONE</td>
</tr>
<tr>
<td>Housing Zoning</td>
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## Absolute Constraints

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>Yes</td>
</tr>
<tr>
<td>Evidence that the site is being developed for alternative use:</td>
<td>NONE</td>
</tr>
<tr>
<td>Historic Park, Garden and Demesne:</td>
<td>NONE</td>
</tr>
<tr>
<td>Urban Landscape Wedge:</td>
<td>NONE</td>
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<tr>
<td>Area of Existing Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Potential Open Space:</td>
<td>NONE</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
<td>NONE</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
<td>NONE</td>
</tr>
<tr>
<td>Special Protection Area:</td>
<td>NONE</td>
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<td>RAMSAR:</td>
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<td>Site Retained for further assessment:</td>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td>0.120673907052</td>
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</tbody>
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4/19/2018 9:56:02 AM
**Site Suitability Assessment**

- **District Centre:**
- **Shopping / Commercial Area:**
- **Area of Townscape Character:**
- **Lagan Valley Regional Park:** NONE
- **LLPA:** NONE
- **Site of Local Nature Conservation Importance:**
- **AQMA:** NONE
- **Conservation Area:** SIGNIFICANT
- **ASSSI:** NONE
- **Monument Record:** NONE
- **Neighbourhood Renewal Area:**
- **Listed Building:** SIGNIFICANT
- **Tidal Flood Plain:**
- **Surface Water:**
- **Topography:**

**Utilities on Site:**
- **Known Contamination and Ground Stability Issues:**
- **Neighbouring Area Characteristics:**

**Residential Area Characteristics:**
- **Protected Route:** VERY FAR
- **Distance from Arterial Route:**
- **Highway Access to Site:** VERY CLOSE
- **Distance from Bus Stop:** WITHIN 100m
- **Distance from Train Halt:** 200-400m
- **Cycling Distance to City Centre:** 5Min CYCLE
- **Walking Distance to City Centre:** 10Mins+ WALK
- **Enhancements to the Proposed Transport Network (BRT, Road Improvements):**

<table>
<thead>
<tr>
<th><strong>Availability</strong></th>
<th><strong>Current Availability:</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>Planning History:</strong> Site has planning permission for housing</td>
<td><strong>Multiple Ownerships:</strong></td>
</tr>
<tr>
<td><strong>Site for Sale:</strong></td>
<td><strong>Potential for Ransom Strips:</strong></td>
</tr>
<tr>
<td><strong>Ownership:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Willing Owner:</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Achievability**

- **Market Attractiveness:**
- **Infrastructure Constraints - Waste Water Treatment System:**
- **Infrastructure Constraints - Transport Network:**

**Conclusions**

- **Is the Site Suitable?** Housing
- **Is the Site Available?** Yes
- **Is the Site Achievable?** Yes

**Yield, Phasing & Type**

- **Housing Density Assumption (Dwellings per hectare):** Approved planning density
- **Refined Density Assumption:**
- **Housing Yield:** 9
- **Potential Housing Type:** Apartment/Flat
- **Employment Density Assumption:** N/A
- **Employment Yield:** 0.0000
- **Potential Employment Type:** N/A
- **Traveller Site:**
- **Phase:**

- **Comments:**
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 3942
Source: Housing Monitor
HM Ref: 21811
UCS Character Area: STRATEGIC CENTRE
Address: 372 NEWTOWNARDS ROAD EAST
          OUTER BELFAST CITY
Postcode: District Electoral Area: TITANIC
                      Area Working Group: EAST
Site Area (ha): 28.1700
Current Land Use:

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2015/0282/F
Planning granted for employment use: Employment Planning Reference No.: NONE
Employment Planning Proposal Description: Planning granted for other land use: Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning
Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints
Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: SIGNIFICANT
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0299641760519

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Site Suitability Assessment


Availability

Planning History: Site has planning permission for housing Current Availability: Site for Sale: Multiple Ownerships: Ownership: Potential for Ransom Strips: Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System: Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 9
Potential Housing Type: Apartment/Flat
Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 3946
Source: Housing Monitor
HM Ref: 21810
UCS Character Area: ARTERIAL ROUTE
Address: ANSON HOUSE 240 - 242 UPPER NEWTOWNARDS ROAD EAST OUTER BELFAST CITY
Postcode: ORMISTON
District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 5.4800
Current Land Use:
Description:

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1141/F
Planning granted for employment use:
Employment Planning Reference No.: NONE
Employment Planning Proposal Description:
Planning granted for other land use:
Other use Planning Reference No.:
Other use Proposal Description:

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for alternative use:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0799335553024

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## Site Suitability Assessment

### District Centre:
- Shopping / Commercial Area: NONE
- Area of Townscape Character: NONE
- Lagan Valley Regional Park: NONE
- Site of Local Nature Conservation Importance: NONE

### AQMA:
- CONSIDERABLE

### Conservation Area:
- NONE

### ASSSI:
- NONE

### Monument Record:
- NONE

### Neighbourhood Renewal Area:
- CONSIDERABLE

### Tidal Flood Plain:
- CONSIDERABLE

### Surface Water:
- Topography:

### Site of Local Nature Conservation Importance:
- NONE

### Lagan Valley Regional Park:
- NONE

### LLPA:
- NONE

### Site of Local Nature Conservation Importance:
- NONE

### Conservation Area:
- NONE

### ASSSI:
- NONE

### Monument Record:
- NONE

### Neighbourhood Renewal Area:
- CONSIDERABLE

### Tidal Flood Plain:
- CONSIDERABLE

### Surface Water:
- Topography:

## Availability

### Planning History:
- Site has planning permission for housing

### Site for Sale:
- Ownership:

### Willing Owner:

### Current Availability:
- Multiple Ownerships:
- Potential for Ransom Strips:

### Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

## Conclusions

### Is the Site Suitable?
- Housing: YES

### Is the Site Available?
- Yes

### Is the Site Achievable?
- Yes

## Yield, Phasing & Type

### Housing Density Assumption (Dwellings per hectare):
- Approved planning density

### Refined Density Assumption:
- 7

### Housing Yield:
- Townhouse

### Potential Housing Type:
- N/A

### Employment Density Assumption:
- 0.0000

### Employment Yield:
- N/A

### Potential Employment Type:
- N/A

### Traveller Site:
- Phase:

### Comments:
Site Information

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<td>Source:</td>
<td>Housing Monitor</td>
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<td>HM Ref:</td>
<td>21798</td>
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<td>UCS Character Area:</td>
<td>WIDER CITY</td>
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<tr>
<td>Address:</td>
<td>54 - 60 WHITEWELL ROAD NORTH OUTER BELFAST CITY</td>
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Planning History

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Land Use Zoning

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<td>Housing Zoning:</td>
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Absolute Constraints

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<td>Sites below 0.1ha or 5 residential units:</td>
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<td>Evidence that the site is being developed for alternative use:</td>
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<td>Historic Park, Garden and Demesne:</td>
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Site Suitability Assessment


Availability

Planning History: Site has planning permission for housing Current Availability: Multiple Ownerships: Potential for Ransom Strips:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:
Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density Refined Density Assumption:

Housing Yield: 10 Potential Housing Type: Semi-Detached Employment Density Assumption: N/A Employment Yield: 0.0000 Potential Employment Type: N/A Traveller Site: Phase: Comments: