Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1918
Source: Housing Monitor
HM Ref: 11558
UCS Character Area: WIDER CITY
Address: ST PATRICKS TRAINING SCHOOL, GLEN ROAD
Postcode: BT 106
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 3.9656
Current Land Use: Vacant site

Description: Outline approved Dec 2013 - 10 year approval therefore still valid.

Z/2010/1284/O - S of Upper Springfield Rd & 30-34 Upper Springfield Rd & W of Aitnamona Crescent & St Theresa's Primary School
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: 99

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/1284/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.: 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: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 3.9656

Site Suitability Assessment

<table>
<thead>
<tr>
<th>Utility/Characteristic</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>NONE</td>
</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>MINOR</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>
<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>WITHIN 100m</td>
</tr>
<tr>
<td>Distance from Train Hall:</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:                                         | 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?                                     | 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: 99
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: 1920
Source: Housing Monitor
HM Ref: 19184
UCS Character Area: ARTERIAL ROUTE
Address: ADJACENT TO 668 SPRINGFIELD ROAD
Postcode: BT 134
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.0677

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 9:48:19 AM
## 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:
- 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: 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

<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: Apartment/Flat

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

### Traveller Site:
- Phase:
- Comments:

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Ref: 1920
Site Information

UCS Unique Ref: 1923
Source: Housing Monitor
HM Ref: 20503
UCS Character Area: STRATEGIC CENTRE
Address: 5-7 ANDERSONSTOWN ROAD & 4-6 ANDERSTOWN PARK
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.2688
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: 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: MINOR
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>
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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>
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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>
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<tr>
<td>Tidal Flood Plain</td>
<td>NONE</td>
</tr>
<tr>
<td>Surface Water</td>
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</tr>
<tr>
<td>Topography</td>
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</table>

### Availability

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</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>
<tr>
<td>Willing Owner</td>
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### Achievability

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment System</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network</td>
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</tr>
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</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>
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</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Density Assumption</td>
<td>Approved planning density</td>
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<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>
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<tr>
<td>Employment Yield</td>
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<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: 1924
Source: Housing Monitor
HM Ref: 17287
UCS Character Area: WIDER CITY
Address: 199 & 201 GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.2418
Current Land Use: Underutilised site
Description: Not zoned for housing and no current planning apps on the portal. May be an historical approval. The site currently appears to be well utilised.
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: 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: 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: 0.2418
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: 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: 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: 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: 12
Potential Housing Type: Semi
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1926
Source: Housing Monitor
HM Ref: 20789
UCS Character Area: INNER CITY
Address: LANDS TO THE NORTH OF ST MARY'S GARDENS
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.8435
Current Land Use: Vacant site

Description:
Z/2010/0486/F - 32 dwellings.
Z/2013/1198/F - Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting, goalposts, ball stops and fencing) woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens (Amended description). Area outside of the above proposal has been retained.

Site Capacity: 32

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/0486/F
Planning granted for employment use: No

Employment Planning Reference No.: Z/2013/1198/F
Employment Planning Proposal Description: Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting).

Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2013/1198/F
Other use Proposal Description: Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting).

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:

- Part

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.11

### 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>NONE</td>
<td>Neighbouring Area Characteristics</td>
<td>Leisure and Recreation</td>
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<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>
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<td>Site of Local Nature Conservation Importance</td>
<td>NONE</td>
<td>Distance from Arterial Route</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>NONE</td>
<td>Distance from Bus Stop</td>
<td>200-400m</td>
</tr>
<tr>
<td>ASSSI</td>
<td>NONE</td>
<td>Distance from Train Hall</td>
<td>400m+</td>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
<td>Cycling Distance to City Centre</td>
<td>10Min CYCLE</td>
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<td>Neighbourhood Renewal Area</td>
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<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>
<td></td>
</tr>
<tr>
<td>Tidal Flood Plain</td>
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<td>Surface Water</td>
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</tr>
<tr>
<td>Topography</td>
<td>Flat</td>
<td></td>
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</tr>
</tbody>
</table>

### Availability

- Planning History: 1. Site has full planning permission for housing
- 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? Yes
- Is the Site Achievable? Yes

### Yield, Phasing & Type

4/19/2018 9:53:14 AM Ref: 1926
Housing Density Assumption (Dwellings per hectare): 145
Refined Density Assumption:
Housing Yield: 32
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: 1930
Source: Housing Monitor
HM Ref: 20788
UCS Character Area: ARTERIAL ROUTE
Address: 504-506 FALLS ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.3374
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: 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:
### 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:** SERIOUS  
**Neighbourhood Renewal Area:** SERIOUS  
**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:**

**Availability of Site:**  

### 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 9:45:32 AM  
Ref: 1930
**Site Information**

<table>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>1931</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20245</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>2A TRINITY LODGE, MONAGH GROVE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<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>0.4003</td>
</tr>
</tbody>
</table>

**Description:**
No current planning approval on system. Possibly historical HM ref. Currently use for public house. This site would have development potential should the current use cease. Potential for higher yield than HM ref (possible 48 units).

**Site Capacity:** 12

**Planning History**

- Planning granted for residential use: No
- UCS Residential Planning Reference No.: Historical
- 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: 0.4003

**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>
<td>NONE</td>
</tr>
<tr>
<td>LLCPA:</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>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>Flat</td>
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<td>Utilities on Site:</td>
<td>None</td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
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<tr>
<td>Neighbouring Area Characteristics:</td>
<td>Residential</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>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 Hall:</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>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>
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<tr>
<td>Multiple Ownerships:</td>
<td>Unknown</td>
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<tr>
<td>Potential for Ransom Strips:</td>
<td>No</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>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>
</tbody>
</table>

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Construction of 12 No. apartments with associated landscaping, fencing and car parking

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1933
Source: Housing Monitor
HM Ref: 18055
UCS Character Area: ARTERIAL ROUTE
Address: REAR OF 127-133 ANDERSONSTOWN ROAD
Postcode: BT 140
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.3715

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: 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: 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: 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: 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: 1934
Source: Housing Monitor
HM Ref: 19171
UCS Character Area: WIDER CITY
Address: 22 - 22A FRUITHILL PARK
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1866
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>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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<td>Lagan Valley Regional Park:</td>
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</tr>
<tr>
<td>LLPA:</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>
<td>NONE</td>
</tr>
<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>
<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: VERY CLOSE
- Protected Route: VERY CLOSE
- Distance from Arterial Route: 200-400m
- Highwa 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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### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
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<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>
</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

| 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: 1938
Source: Housing Monitor
HM Ref: 12940
UCS Character Area: WIDER CITY
Address: FORMER FACTORY SITE, BALLYGOMARTIN ROAD
Postcode: BT13
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 3.0493
Current Land Use: Vacant site
Description: Z/2011/0726/O - Proposed site for residential development, new access and ancillary site works.
LA04/2016/2207/F - Shared space building comprising sports hall, gym, dance/drama studio, social enterprise workshop (environmental focus), business units, meeting rooms, counselling/treatment rooms, café, educational facilities and performing arts space/exercise studio; with new access from Springfield Heights and to the Ballygomartin Road (from the building only); pedestrian only accesses; car and cycle parking; landscaping and associated site works.

Site Capacity: 74

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Outline app.
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.: LA04/2016/2207/F
Other use Proposal Description: Community project

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:
- Part

Historic Park, Garden and Demesne: 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: 1.25

Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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<tbody>
<tr>
<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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<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>Topography:</td>
<td>Slightly 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>
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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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<tr>
<td>Highway Access to Site:</td>
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<tr>
<td>Distance from Bus Stop:</td>
<td>100-200m</td>
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<tr>
<td>Distance from Train Hall:</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>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
</tr>
</tbody>
</table>

Availability

| Planning History: | 4. Site has outline planning permission for housing |
| Site for Sale: | No |
| Ownership: | Public Sector (DSD/BCC/NIHE) |
| Willing Owner: | Unknown |
| Current Availability: | Vacant |
| Multiple Ownership: | 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): 55
Refined Density Assumption:

Housing Yield: 74
Potential Housing Type: Semi

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>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
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<td>Source:</td>
<td>Housing Monitor</td>
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<td>HM Ref:</td>
<td>18054</td>
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<tr>
<td>UCS Character Area:</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>LAND BOUNDED BY STOCKMANS CRESCENT AND KENNEDY WAY</td>
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<tr>
<td>Postcode:</td>
<td>BT11</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>BLACK MOUNTAIN</td>
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<td>Area Working Group:</td>
<td>WEST</td>
</tr>
<tr>
<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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### Planning History

<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>
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</tr>
<tr>
<td>Planning granted for other land use:</td>
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</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>
<td>SIGNIFICIANT</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: | NONE |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: |     |

4/19/2018 9:51:34 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: SIGNIFICANT
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: 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):
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: 1943
Source: Housing Monitor
HM Ref: 19155
UCS Character Area: STRATEGIC CENTRE
Address: 454-458 DONEGALL ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.0327
Current Land Use: Vacant site
Description: Z/2011/0038/F - application for 12 units withdrawn. More recent approval for 6 units approved not yet implemented. Capacity amended (Z/2014/1490/F)
Site Capacity: 15

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1490/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: SIGNIFICANT
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0327
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
AGMA: SERIOUS
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: 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: 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: 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: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Belfast Urban Capacity Study

### Site Information

**UCS Unique Ref:** 1944  
**Source:** Housing Monitor  
**HM Ref:** 12793  
**UCS Character Area:** WIDER CITY - OUTSIDE  
**Address:** LANDS TO THE REAR OF 171-177 GLEN ROAD  
**Postcode:** BT11  
**District Electoral Area:** BLACK MOUNTAIN  
**Area Working Group:** WEST  
**Site Area (ha):** 12.6326  
**Current Land Use:** Vacant site  
**Description:** HM ref due to housing zoning. Full app lodged for part of the site, with construction underway. Z/2013/0930/F - Proposed social housing development comprising 89 no general needs housing units and 3 no complex needs bungalows (92 no units in total) associated landscaping, parking, and site works.  
**Site Capacity:** 316

### Planning History

- **Planning granted for residential use:** Yes  
  **UCS Residential Planning Reference No.:** Z/2013/0930/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: | 12.6326 |

**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: | MINOR |
| 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: | 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: | 1. Site has full planning permission for housing |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |
| Current Availability: | Vacant |
| Multiple Ownerships: | Unknown |
| 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

<table>
<thead>
<tr>
<th>Description</th>
<th>Assumption</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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<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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<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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</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1945
Source: Housing Monitor
HM Ref: 11559
UCS Character Area: WIDER CITY
Address: TRAVELLERS SITE, GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 2.2252
Current Land Use: Underutilised site
Description: Zoned in BMAP and currently in use as a traveller site. Approx. 10 dwellings constructed and caravans on site.
Site Capacity: 16

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: 2.2252
## Site Suitability Assessment

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<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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</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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<td>AQMA:</td>
<td>NONE</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>
<td>Slightly sloping</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>Protected Route:</td>
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<tr>
<td>Distance from Arterial Route:</td>
<td>400m+</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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<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

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<tr>
<th>Planning History:</th>
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<td>Planning History:</td>
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<td>Site for Sale:</td>
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<td>Willing Owner:</td>
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<td>Multiple Ownership:</td>
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<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
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<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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### Conclusions

<table>
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<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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</table>

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Site zoned for traveller use in BMAP</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>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

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<th>UCS Unique Ref</th>
<th>1946</th>
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<td>Source:</td>
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<td>HM Ref:</td>
<td>21188</td>
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<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
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<td>Address:</td>
<td>COLIN GLEN PARK BETWEEN COLIN GLEN &amp; NIE SUBSTATION</td>
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<td>Postcode:</td>
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<td>Area Working Group:</td>
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<td>Site Area (ha):</td>
<td>2.2158</td>
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<tr>
<td>Current Land Use:</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: 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

### Site Capacity

| Site Capacity: | 67 |

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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: 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: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stabilty 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: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 67
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: 1947
Source: Housing Monitor
HM Ref: 21067
UCS Character Area: INNER CITY
Address: LAND TO EAST OF WESTROCK MEWS
Postcode: BT 106
District Electoral Area: BLACK MOUNTAIN
Site Area (ha): 0.2640
Current Land Use: Open Space
Description: Narrow site zoned for housing - committed housing site at the time BMAP was being prepared. Very restricted site and would be difficult to develop even 5 units. Not suitable for inclusion.
Site Capacity: 8

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: 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: 0
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:

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: 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: 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: 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>
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<td>Source:</td>
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<tr>
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<td>STRATEGIC CENTRE</td>
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<tr>
<td>Address:</td>
<td>SITE AT BLACKSTAFF ROAD ADJACENT TO KENNEDY WAY</td>
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<td>Postcode:</td>
<td>BT11</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>Current Land Use:</td>
<td>Belfast Urban Capacity Study</td>
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</table>

**Description:**

| Site Capacity: | 36 |

#### Planning History

- Planning granted for residential use: Yes
- Employment Planning Reference No.: 
- Employment Planning Proposal Description: 
- 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**

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<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>AQMA: SIGNIFICANT</td>
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<tr>
<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>
<td>Listed Building: NONE</td>
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<td>Tidal Flood Plain:</td>
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<tr>
<td>Surface Water:</td>
<td>NONE</td>
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<tr>
<td>Topography:</td>
<td></td>
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</tbody>
</table>

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

**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

**Availabilty**

<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>Multiple Ownerships:</td>
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<tr>
<td>Willing Owner:</td>
<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>
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</thead>
<tbody>
<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>
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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>
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<th>Housing Density Assumption (Dwellings per hectare):</th>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>36</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>
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<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: 1953
Source: Housing Monitor
HM Ref: 19179
UCS Character Area: WIDER CITY
Address: 78-81 SHAWS ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.2787
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: 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:

Belfast Urban Capacity Study
### 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>
<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>
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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: VERY FAR
- 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

<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: 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
- Refine Density Assumption: None
- Housing Yield: 35
- 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: 1954
Source: Housing Monitor
HM Ref: 19149
UCS Character Area: STRATEGIC CENTRE
Address: 460-464 DONEGALL ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.9078
Current Land Use: 
Description: HM records this site as having capacity of 104 units and 33 remaining to be built. However the development appears to be complete. Removed from UCS.
Site Capacity: 104

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: CONSIDERABLE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: No
Size of Site Retained: 0

4/19/2018 9:45:21 AM  Ref: 1954
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: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: 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: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availabilty
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: 33
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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<td>Source:</td>
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<td>HM Ref:</td>
<td>20493</td>
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<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
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<tr>
<td>Address:</td>
<td>VACANT SITE ADJACENT TO 189 GLEN ROAD</td>
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<td>Postcode:</td>
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<td>District Electoral Area:</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>
<td>Completed</td>
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<td>Site Capacity:</td>
<td>18</td>
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#### Planning History

| Planning granted for:            | Residential Use: Yes                       |
|                                 | Employment Use: No                        |
| UCS Residential Planning Reference 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>Zoning Type</th>
<th>Status</th>
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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>
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<tr>
<th>Constraint Type</th>
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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>
<tr>
<td>Historic Park, Garden and Demesne:</td>
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</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>
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<td>RAMSAR:</td>
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<td>Size of Site Retained:</td>
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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>
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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>
<td>NONE</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>
<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>
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<tr>
<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>
</tr>
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<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>
<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

<table>
<thead>
<tr>
<th>Is the Site Suitable?</th>
<th>No</th>
</tr>
</thead>
<tbody>
<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>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>18</td>
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<tr>
<td>Potential Housing Type:</td>
<td>Erection of 18 No. social housing units (17No. of general needs 2-storey houses and 1No. of wheelchair</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>
Site Information

UCS Unique Ref: 1959
Source: Housing Monitor
HM Ref: 20481
UCS Character Area: WIDER CITY
Address: 45, 47, 49, 51 & 53 GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1364
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 9:45:10 AM  Ref: 1959
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: CONSIDERABLE
  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: 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:

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: 7

Housing Yield: Apartment/Flat

Potential Housing Type:

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1961
Source: Housing Monitor
HM Ref: 11678
UCS Character Area: WIDER CITY - OUTSIDE
Address: 229 WHITEROCK ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 1.7580
Current Land Use: Belfast Urban Capacity Study
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: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:41:54 AM Ref: 1961
## 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>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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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
</tr>
<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>MINOR</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: 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

<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>
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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>
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<td>Potential Housing Type:</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>
<td></td>
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<td>Comments:</td>
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## Belfast Urban Capacity Study

### Site Information

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<td>STRATEGIC CENTRE</td>
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<td><strong>Address:</strong></td>
<td>64 ANDERSONSTOWN ROAD</td>
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<td><strong>Postcode:</strong></td>
<td>BT11</td>
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<td><strong>District Electoral Area:</strong></td>
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<td><strong>Area Working Group:</strong></td>
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<td><strong>Site Area (ha):</strong></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

---


Page 1 of 2
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:** 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):

Available

**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:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**

4/19/2018 9:46:27 AM

Ref: 1962
Site Information

Belfast Urban Capacity Study

UCS Unique Ref: 1965
Source: Housing Monitor
HM Ref: 20480
UCS Character Area: WIDER CITY
Address: 43 GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1089
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

<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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<td>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Monument Record:</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SERIOUS</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>
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<tr>
<td>Surface Water:</td>
<td>MINOR</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: | 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: | |
| 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: 1967
Source: Housing Monitor
HM Ref: 18254
UCS Character Area: ARTERIAL ROUTE
Address: 167 ANDERSONSTOWN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1215
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: 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 9:40:06 AM  Ref: 1967
**Site Suitability Assessment**

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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>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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**Availability**

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<tr>
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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**

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<td>Is the Site Available?</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>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 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: 1970
Source: Housing Monitor
HM Ref: 20243
UCS Character Area: WIDER CITY
Address: LANDS TO THE REAR OF 11 DUNMISK PARK
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.2988
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 / 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: 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: 19
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:53:17 AM Ref: 1970 
Page 2 of 2
### Site Information

<table>
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<td>INNER CITY</td>
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<tr>
<td>Address</td>
<td>37-39 BEECHMOUNT AVENUE</td>
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<tr>
<td>Postcode</td>
<td>BT12</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: SIGNIFICANT
  - Special Protection Area: NONE
  - RAMSAR: NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:**

---

4/19/2018 9:44:07 AM  Ref: 1971
## 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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<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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<tr>
<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: 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

<table>
<thead>
<tr>
<th>Planning History:</th>
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<tbody>
<tr>
<td>Current Availability:</td>
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<td>Site for Sale:</td>
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<td>Multiple Ownerships:</td>
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<td>Ownership: Private</td>
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<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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### 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>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
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<tbody>
<tr>
<td>Approved planning density</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>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1973
Source: Housing Monitor
HM Ref: 13193
UCS Character Area: INNER CITY
Address: 72 ROCKMORE ROAD
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Site Area (ha): 0.1303
Current Land Use: Underutilised site
Description: Historical HM ref. Not zoned for housing. Part currently in use as a Daycare Centre.

Site Capacity: 7

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: Yes
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: No
Size of Site Retained: 0
## 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: 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>
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<tr>
<th>Planning History:</th>
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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>
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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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<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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<tr>
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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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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1974
Source: Housing Monitor
HM Ref: 20791
UCS Character Area: WIDER CITY
Address: SITE 4 M NORTH OF 93 ARDMONAGH WAY
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1996
Current Land Use: COMPLETE

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: No
Size of Site Retained: 

4/19/2018 9:54:11 AM
## Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
<th>Utility 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>District Centre:</td>
<td>No</td>
<td></td>
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</tr>
<tr>
<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>
<td></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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<td></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>
<td>NONE</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>
<td>MINOR</td>
<td></td>
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</tr>
<tr>
<td>Topography:</td>
<td></td>
<td></td>
<td></td>
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### Availability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</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>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History:</td>
<td></td>
<td>VERY CLOSE</td>
<td>100m-200</td>
<td>VERY CLOSE</td>
<td>WITHIN 100m</td>
<td>400m+</td>
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<tr>
<td>Site for Sale:</td>
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<td></td>
<td></td>
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<tr>
<td>Ownership:</td>
<td>Private</td>
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<td></td>
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<td></td>
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<tr>
<td>Willing Owner:</td>
<td></td>
<td></td>
<td></td>
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### Achievability

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

### Conclusions

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

### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
<th>Housing Density Assumption (Dwellings per hectare):</th>
<th>Refined Density Assumption:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities on Site:</td>
<td>Approved planning density</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighbouring Area Characteristics:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>WITHIN 100m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Train Halt:</td>
<td>400m+</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cycling Distance to City Centre:</td>
<td>10Mins+ CYCLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- 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

- **UCS Unique Ref**: 1976
- **Source**: Housing Monitor
- **HM Ref**: 20490
- **UCS Character Area**: WIDER CITY
- **Address**: 12-14 SUFFOLK ROAD
- **Postcode**: BT11
- **District Electoral Area**: BLACK MOUNTAIN
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.8408
- **Current Land Use**: 185x762
- **Description**: 
- **Site Capacity**: 82

### 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**: 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

4/19/2018 9:38:17 AM  Ref: 1976
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: 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: 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: 1978
Source: Housing Monitor
HM Ref: 19684
UCS Character Area: WIDER CITY
Address: 159 GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1182
Current Land Use: Underutilised site
Description: No current planning approvals indicated on planning portal. For sale sign indicating it as a development opportunity.
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: 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: 0.1182
## 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>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></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>
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<tr>
<td>Monument Record:</td>
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<td>Neighbourhood Renewal Area:</td>
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</tr>
<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>
</tr>
<tr>
<td>Topography:</td>
<td>Slightly sloping</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: 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: 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: 14
- Potential Housing Type: Apartment/Flat

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

### Traveller Site: No
### Phase: Comments:
**Site Information**

- **UCS Unique Ref**: 1980
- **Source**: Housing Monitor
- **HM Ref**: 20229
- **UCS Character Area**: WIDER CITY
- **Address**: 2 UPPER SUFFOLK ROAD
- **Postcode**: BT11
- **District Electoral Area**: BLACK MOUNTAIN
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.0870
- **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**: 

4/19/2018 9:41:14 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: MINOR
Topography:

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: 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: Yes
Ownership: Private
Willing Owner:

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

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

Site Information

UCS Unique Ref: 1981
Source: Housing Monitor
HM Ref: 21247
UCS Character Area: WIDER CITY
Address: LANDS AT GLENVEAGH DRIVE & LENADOON AVENUE
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.7855
Current Land Use:
Description:

Site Capacity: 54

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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<td>Area of Townscape Character:</td>
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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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<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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</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: 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

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
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<tbody>
<tr>
<td>Site for Sale:</td>
<td>Multiple Ownership:</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>Infrastructure Constraints - Waste Water Treatment System:</th>
<th>Infrastructure Constraints - Transport Network:</th>
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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

| 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:                       |                               |
Site Information

UCS Unique Ref: 1982
Source: Housing Monitor
HM Ref: 21483
UCS Character Area: WIDER CITY
Address: 161 GLEN ROAD
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1236
Current Land Use: Vacant site
Description: Site cleared and ready for construction.

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:

Belfast Urban Capacity Study

4/19/2018 9:39:53 AM

Ref: 1982
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:

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: 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 - updated to current approval.
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

UCS Unique Ref: 1985
Source: Housing Monitor
HM Ref: 21536
UCS Character Area: INNER CITY
Address: FORMER CORPUS CHRISTI COLLEGE (AKA ST PETER'S SCHOOL)
Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 1.7208
Current Land Use: Vacant site
Description: Z/2014/0700/F - Construction of 16 no three bedroom houses, 43 no two bedroom houses, 8 no one bedroom apartments. (69 residential units in total) Works to include new access arrangements from Brittons Parade, boundary treatments and ancillary site works
Development under construction - units likely to be occupied prior to plan commencement of plan period.
Site Capacity: 69

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/0700/F
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.: 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: 1.7208

### 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>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>ASSSI:</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>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>
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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: FAR
Distance from Arterial Route: 200-400m
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: 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 9:49:34 AM  Ref: 1985
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 69
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
### Site Information

**UCS Unique Ref:** 1987  
**Source:** Housing Monitor  
**HM Ref:** 21521  
**UCS Character Area:** WIDER CITY  
**Address:** DYMUNA HOUSE OAKLEE HOUSING 143A GLEN ROAD  
**Postcode:** BT11  
**District Electoral Area:** BLACK MOUNTAIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3255  
**Current Land Use:** Underutilised site  
**Description:** Appears to be under construction.  
**Site Capacity:** 7

### Planning History

- **Planning granted for residential use:** Yes  
- **UCS Residential Planning Reference No.:** Z/2014/0960/F  
- **Employment Planning Proposal Description:** No  
- **Employment Zoning:** NONE  
- **Mixed Zoning:** MINOR  
- **Housing Zoning:** NONE  
- **Land Use Zoning:**  
  - Sites below 0.1ha or 5 residential units: No

### Absolute Constraints

4/19/2018 9:49:22 AM  
Ref: 1987  
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 |

### 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: | No |
| Neighbouring Area Characteristics: | Residential |
| Residential Area Characteristics: | Medium density |
| 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: | 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 - amended form HM

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**: 1988
- **Source**: Housing Monitor
- **HM Ref**: 12142
- **UCS Character Area**: WIDER CITY
- **Address**: 253-257 LIGONIEL ROAD
- **Postcode**: BT14
- **District Electoral Area**: OLD PARK
- **Area Working Group**: NORTH
- **Site Area (ha)**: 0.0298
- **Current Land Use**: Vacant site
- **Description**: Z/2014/1554/F - Development of 6 one bed apartments with associated car parking and landscaping
- **Site Capacity**: 6

**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**: 

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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: CONSIDERABLE
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: 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: 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: 1990
Source: Housing Monitor
HM Ref: 19754
UCS Character Area: STRATEGIC CENTRE
Address: 54 OLDPARK ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1544
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: 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 9:45:44 AM
Ref: 1990
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: NONE
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
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: 12
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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<td>UCS Unique Ref</td>
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<tr>
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<td>Address</td>
<td>UNZONED PORTION OF BALLYSILLAN INDUSTRIAL ESTATE,</td>
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<td>Vacant site</td>
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<td>Description</td>
<td>Mostly developed - HM suggest 6 units remaining.</td>
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<td>Site Capacity</td>
<td>130</td>
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### Planning History

- Planning granted for residential use: Yes
- Planning granted for employment use: No
- Planning granted for other land use: No

### 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: 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

---

## 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 Townscape Character:</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>Topography:</td>
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<tr>
<td>Utilities on Site:</td>
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</tr>
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<td>Known Contamination and Ground Stability Issues:</td>
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<tr>
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<td>Protected Route:</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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<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>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
<td>1. Site has full planning permission for housing</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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<td>Multiple Ownership:</td>
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<tr>
<td>Potential for Ransom Strips:</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>
<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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<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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<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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### Yield, Phasing & Type

<table>
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<tr>
<th>Feature</th>
<th>Details</th>
</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 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>
<td></td>
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<tr>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 1997
Source: Housing Monitor
HM Ref: 20304
UCS Character Area: WIDER CITY
Address: 7-9 BRAE HILL PARK
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0677
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:
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre</td>
<td>No</td>
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<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>
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<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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<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>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>Distance from Bus Stop</td>
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</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>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning History</td>
<td></td>
</tr>
<tr>
<td>Site for Sale</td>
<td></td>
</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner</td>
<td></td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td></td>
</tr>
<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

<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>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></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

4/19/2018 9:47:29 AM
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 1998
Source: Housing Monitor
HM Ref: 11583
UCS Character Area: WIDER CITY
Address: 35-55 CARRS GLEN PARK
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1439
Current Land Use: Vacant site
Description: Site under construction - Z/2014/1050/F - Erection of six two storey semi-detached dwellings with associated car parking, landscaping facilities and associated engineering works.
Site Capacity: 6

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: 

4/19/2018 9:44:01 AM Ref: 1998
**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>NONE</td>
</tr>
<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>
</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>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>Residential</td>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>Low density</td>
</tr>
<tr>
<td>Protected Route:</td>
<td>VERY CLOSE</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></td>
</tr>
</tbody>
</table>

**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: | 6 |
| Potential Housing Type: | Semi-Detached |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Site Information

UCS Unique Ref: 1999
Source: Housing Monitor
HM Ref: 12931
UCS Character Area: WIDER CITY
Address: SITES 14/14A,15/15A,16-27,28/28A,29/29A ALLIANCE R
Postcode: BT14
District Electoral Area: OLD PARK
Area Working Group: NORTH
Site Area (ha): 0.4054
Current Land Use:

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: 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
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: 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: 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: 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: 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: 2000
Source: Housing Monitor
HM Ref: 13060
UCS Character Area: WIDER CITY - OUTSIDE
Address: SOUTH OF WOLFHILL AVENUE, INCLUDING LIGONIEL BRIDGE
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 13.6995
Current Land Use: Vacant site
Description: Z/2012/1279/F - Residential development with reduction in density from extant permission (under Z/2007/1531/RM) for 172 No. units to 107 No. dwellings, and associated landscaping, parking, site and access works (Amended information received).
Site Capacity: 371

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: 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: 13.6995

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
AGMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
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: Low 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: Yes
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
Multiple Ownership: 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

4/19/2018 9:54:42 AM  Ref: 2000
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 322

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: 2002
Source: Housing Monitor
HM Ref: 18984
UCS Character Area: ARTERIAL ROUTE
Address: 226 ANTRIM ROAD
Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0183
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:

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<tr>
<th>Constraint</th>
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</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>
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</table>

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

4/19/2018 9:41:52 AM
**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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<td>LLPA:</td>
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<td>AQMA:</td>
<td>NONE</td>
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<tr>
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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>
<td>Listed Building:</td>
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<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
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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: NONE
- Neighbouring Area Characteristics: NONE
- Residential Area Characteristics: VERY FAR

| Distance from Arterial Route: | 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: | 10Min WALK |

**Enhancements to the Proposed Transport Network (BRT, Road Improvements):**
- VERY CLOSE
- WITHIN 100m

**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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**Achievability**

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</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**

| 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: 2003
Source: Housing Monitor
HM Ref: 18047
UCS Character Area: WIDER CITY
Address: SITE TO REAR OF ALLIANCE GARDENS AND ALLIANCE DRIV
Postcode: BT 010/2
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.7882
Current Land Use:
Description:
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: 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: 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>
<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>MINOR</td>
</tr>
</tbody>
</table>

#### Utilities on Site:
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: FAR

#### Area of Townscape Character:
- 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
- Known Contamination and Ground Stability Issues:
- Neighbouring Area Characteristics:
- Residential Area Characteristics:
- Protected Route: FAR

#### Available

<table>
<thead>
<tr>
<th>Planning History:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership: Public Sector (DSD/BCC/NIHE)</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

#### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
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<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>
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</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):</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: 24</td>
</tr>
<tr>
<td>Potential Housing Type: Semi-Detached</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>
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<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
### Site Information

<table>
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<tr>
<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>18921</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>TO THE REAR OF 30 &amp; 32 BALLYSILLAN ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT14</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>OLDPARK</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.1665</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>Site Capacity</td>
<td>7</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

<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>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>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+ |
- Highway Access to Site: | VERY CLOSE |
- Distance from Bus Stop: | 100-200m |
- 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

<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>
<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>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): Approved planning density</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>
Site Information

UCS Unique Ref: 2007
Source: Housing Monitor
HM Ref: 21275
UCS Character Area: WIDER CITY
Address: 44 WESTLAND ROAD & ADJACENT LAND ON CLIFTONVILLE G
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.8364
Current Land Use:
Description:

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: SIGNIFICANT
Potential Open Space: NONE
Land identified 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>Utilities on Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Known Contamination and Ground Stability Issues:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shopping / Commmerical Area:</th>
<th>NONE</th>
</tr>
</thead>
<tbody>
<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>SIGNIFICANT</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>MINOR</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
</tr>
</tbody>
</table>

### 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:

<table>
<thead>
<tr>
<th>Housing Yield:</th>
<th>24</th>
</tr>
</thead>
</table>

#### Potential Housing Type:
- Semi-Detached

#### Employment Density Assumption:

#### Employment Yield:

#### Potential Employment Type:

#### Traveller Site:
- Phase:
- Comments:
Site Information

UCS Unique Ref: 2009
Source: Housing Monitor
HM Ref: 19351
UCS Character Area: INNER CITY
Address: 150-156 DUNCAIRN GARDENS

Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0246
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:

### 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: 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

<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>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:
  - 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: 2010
Source: Housing Monitor
HM Ref: 21030
UCS Character Area: WIDER CITY
Address: FORMER LIGONIEL MILL SITE, LIGONIEL ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 1.0524
Current Land Use: Vacant site

Description: Zoned for housing. Remains vacant.
Z/2011/1179/F - Change of house type to previous approval ref Z/2003/2078/F retaining 4 no townhouses and 2 no semi-detached dwellings with finished floor levels remaining as per previous approval. Introduction of detached garages, relocation of driveways and other associated siteworks [amended description].

Site Capacity: 116

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:

### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Status</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>
</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>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>
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</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>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></td>
</tr>
</tbody>
</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>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
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<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>
<td>No</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>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

4/19/2018 9:49:42 AM  Ref: 2010
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 116

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>2013</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19451</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>23 ALLIANCE AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT14</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>OLDPARK</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.1267</td>
</tr>
<tr>
<td>Current Land Use</td>
<td></td>
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<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>Site Capacity</td>
<td>7</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: 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: 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: 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: 2014
Source: Housing Monitor
HM Ref: 21031
UCS Character Area: WIDER CITY
Address: BALLYSILLAN INDUSTRIAL ESTATE, LIGONIEL ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 1.4917
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: 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: MINOR
LLPA: NONE
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:
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:
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2015
Source: Housing Monitor
HM Ref: 19769
UCS Character Area: WIDER CITY
Address: 1 WHEATFIELD GARDENS
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1185
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: 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: 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: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2017
Source: Housing Monitor
HM Ref: 19589
UCS Character Area: CITY CENTRE
Address: 157-161 NORTH STREET
Postcode: BT1
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1168
Current Land Use: see method report
Description: No planning permission on the planning portal relating to this HM record.
Site Capacity: 97

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: not found on planning portal
Planning granted for employment use: No
Employment Planning Reference No.: MANUAL INPUT
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 / 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: 0.1168
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: Yes / No
Area of Townscape Character: Lagan Valley Regional Park: Yes / No
LLPA: Yes / No / Part
Site of Local Nature Conservation Importance: Yes / No / Part
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 / medium density / low density
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: CITY CENTRE
Walking Distance to City Centre: CITY CENTRE
Enhancements to the Proposed Transport Network (BRT, Road Improvements): still need to determine

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: 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: 97
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: 2018
Source: Housing Monitor
HM Ref: 19265
UCS Character Area: STRATEGIC CENTRE
Address: 259 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0368
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: 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:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified 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>Feature</th>
<th>Status</th>
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<tbody>
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<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>
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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>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>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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<td>Protected Route</td>
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<td>Distance from Arterial Route</td>
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<td>Highways 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>
<td>400m+</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>
<td>10Min WALK</td>
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<tr>
<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements)</td>
<td></td>
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</table>

Availability

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

Current Availability: Vacant

Site for Sale: No

Multiple Ownerships: No

Ownership: Private

Potential for Ransom Strips: No

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: 8

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>Description</th>
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<td>62 - 86 DUNCAIRN GARDENS</td>
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<tr>
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<td>BT 091</td>
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<td>NORTH</td>
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<td>Site Capacity</td>
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## Planning History

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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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<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>
<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>
<td>NONE</td>
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<tr>
<td>Housing Zoning</td>
<td>SIGNIFICIANT</td>
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## Absolute Constraints

<table>
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<th>Sites below 0.1ha or 5 residential units:</th>
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<tbody>
<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>
</tr>
<tr>
<td>Potential Open Space:</td>
</tr>
<tr>
<td>Land identified for Health Use:</td>
</tr>
<tr>
<td>River (Fluvial) Floodplain:</td>
</tr>
<tr>
<td>Special Protection Area:</td>
</tr>
<tr>
<td>RAMSAR:</td>
</tr>
<tr>
<td>Site Retained for further assessment:</td>
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<tr>
<td>Size of Site Retained:</td>
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</table>

4/19/2018 9:46:23 AM  Ref: 2019
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: 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: 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: 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
Revised Density Assumption:
Housing Yield: 18
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:46:23 AM Ref: 2019
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2020
Source: Housing Monitor
HM Ref: 19270
UCS Character Area: ARTERIAL ROUTE
Address: 205-211 CRUMLIN ROAD

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0680

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: 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: MINOR
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: CONSIDERABLE
Topography: Site Suitability Assessment

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: 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: 18
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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<td>UCS Unique Ref</td>
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<td>UCS Character Area</td>
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### Planning History

<table>
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<tr>
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<tr>
<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

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<th>Details</th>
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<tbody>
<tr>
<td>Employment Zoning</td>
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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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<tr>
<td>Sites below 0.1ha or 5 residential units</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>Size of Site Retained</td>
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Site Suitability Assessment

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<th>Feature</th>
<th>Details</th>
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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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Availability

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<tbody>
<tr>
<td>Planning History</td>
<td>1. Site has full planning permission for housing</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>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>
<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>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>Feature</th>
<th>Details</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>30</td>
</tr>
<tr>
<td>Potential Housing Type</td>
<td>Semi-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>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2024
Source: Housing Monitor
HM Ref: 20647
UCS Character Area: WIDER CITY
Address: 891-901 CRUMLIN ROAD, BALLYSILLAN LOWER
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0302
Current Land Use:

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:

Site Capacity: 6

Planning History

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>
</thead>
<tbody>
<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>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: 

### Topography:

### Available

<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

<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>
<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): Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
</tr>
<tr>
<td>Housing Yield:</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: 2026
Source: Housing Monitor
HM Ref: 12372
UCS Character Area: WIDER CITY
Address: REAR OF 45-47 ALLIANCE CRESCENT, ALLIANCE AVENUE
Postcode: BT 088
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.2661
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 9:54:00 AM Ref: 2026
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>
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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>NONE</td>
</tr>
<tr>
<td>AQMA:</td>
<td>NONE</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>
<td>NONE</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>
<td>CONSIDERABLE</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: 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: |

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: |
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2027
Source: Housing Monitor
HM Ref: 19720
UCS Character Area: INNER CITY
Address: 97-107, 92-98 ALLIANCE AVENUE
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1918

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 9:48:06 AM Ref: 2027
Site Suitability Assessment

District Centre: No
Shopping / Commencial 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: FAR
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: 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: 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: 2030
Source: Housing Monitor
HM Ref: 18040
UCS Character Area: ARTERIAL ROUTE
Address: LAND AT CLIFTONPARK AVENUE AND CRUMLIN ROAD
Postcode: BT 101
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1453
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

<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>
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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>
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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>
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<tr>
<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: | 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: | 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: | 10 |
| Potential Housing Type: | Townhouse |
| 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>2031</th>
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<tr>
<td>Source:</td>
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<tr>
<td>HM Ref:</td>
<td>19274</td>
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<tr>
<td>UCS Character Area:</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>BROOKFIELD BUSINESS CENTRE 309-355 CRUMLIN ROAD</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT14</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>OLDPARK</td>
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<tr>
<td>Area Working Group:</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.7246</td>
</tr>
</tbody>
</table>

**Planning History**

Planning granted for residential use: Yes

**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:

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: 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: 

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: 134
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:48:53 AM  Ref: 2031
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2034
Source: Housing Monitor
HM Ref: 21166
UCS Character Area: CITY CENTRE
Address: LAND BOUNDED BY LIBRARY STREET, STEPHEN STREET AND
Postcode: CC 030
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1473
Current Land Use: Underutilised site
Description: Site subject to a planning approval for student accommodation. Approved at appeal (Feb 2017) LA04/2015/0676/F

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.: LA04/2015/0676/F
Other use Proposal Description: Managed Purpose Built Student Accommodation comprising: 78 Apartments containing 408 en-suite bedrooms

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: 0.1473
### 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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<td>Area of Townscape Character:</td>
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<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>
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<td>Conservation Area:</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>
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</tbody>
</table>

### Availability

| Planning History: | 4. Site has outline planning permission for housing |
| Site for Sale: | No |
| Ownership: | Public Sector (DSD/BCC/NIHE) |
| Willing Owner: | Unknown |

| 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? | No |
| Is the Site Achievable? | Yes |

### Yield, Phasing & Type

| Housing Density Assumption (Dwellings per hectare): | Approved planning density |
| Refined Density Assumption: | |
| Housing Yield: | 93 |
| 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: 2036
Source: Housing Monitor
HM Ref: 19770
UCS Character Area: WIDER CITY
Address: BETWEEN 154 - 184 BALLYSILLAN ROAD
Postcode: BT14
District Electoral Area: OLD PARK
Area Working Group: NORTH
Site Area (ha): 0.2546
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: 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: AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: SIGNIFICANT
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: 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: 16
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>2037</th>
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<tr>
<td>UCS Character Area:</td>
<td>ARTERIAL ROUTE</td>
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<td>REAR OF 382A OLD PARK ROAD</td>
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<td>District Electoral Area:</td>
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<tr>
<td>Area Working Group:</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha):</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: 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: 

---

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Ref: 2037

Page 1 of 2
**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:** CONSIDERABLE

**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:** 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:**

### 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: 2039
Source: Housing Monitor
HM Ref: 18045
UCS Character Area: WIDER CITY
Address: LAND AT GLENBRYN PARK
Postcode: BT 088
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.4278
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: 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 9:50:55 AM Ref: 2039
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: Void

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: CLOSE
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: 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: Site for Sale
Ownership: Private
Willing Owner:

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

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: NONE
Housing Yield: 15
Potential Housing Type: Semi-Detached
Employment Density Assumption: NONE
Employment Yield: NONE
Potential Employment Type: NONE
Traveller Site: NONE
Phase: NONE
Comments: NONE
### Belfast Urban Capacity Study

#### Site Information

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<tr>
<td>Source</td>
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<td>UCS Character Area</td>
<td>INNER CITY</td>
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<tr>
<td>Address</td>
<td>190-194 DUNCAIRN GARDENS</td>
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<tr>
<td>Postcode</td>
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<td>District Electoral Area</td>
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**Current Land Use:**

- 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: NONE
Topography: NONE

Utilities on Site:
Known Contamination and Ground Stability Issues: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: FAR
Protected Route:
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: 
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: Apartment/Flat
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

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<td>Mixed Zoning</td>
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<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:  

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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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<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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<td>Site Retained for further assessment</td>
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Size of Site Retained:
## Site Suitability Assessment

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<td>Area of Townscape Character:</td>
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<td>Distance from Train Halt:</td>
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## Availability

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<tr>
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<td>Ownership:</td>
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## Achievability

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

<table>
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<th>Question</th>
<th>Answer</th>
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<td>Is the Site Suitable?</td>
<td>Housing</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

<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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<tr>
<td>Potential Housing Type:</td>
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</table>

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

- **UCS Unique Ref**: 2045
- **Source**: Housing Monitor
- **HM Ref**: 18043
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: LAND AT CLIFTONPARK AVENUE AND LANDSCAPE TERRACE
- **Postcode**: BT 101
- **District Electoral Area**: OLDPARK
- **Area Working Group**: NORTH
- **Site Area (ha)**: 0.2096
- **Current Land Use**: Belfast Urban Capacity Study
- **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**: 

4/19/2018 9:50:44 AM
### Site Suitability Assessment

<table>
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<td>Area of Townscape Character</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>
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<td>Surface Water</td>
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<tr>
<td>Topography</td>
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### 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:**
- 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: 2049
Source: Housing Monitor
HM Ref: 19706
UCS Character Area: WIDER CITY
Address: SITE TO REAR OF 68 - 74 A LIGONIEL ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.9146
Current Land Use: Vacant site
Description: Remains vacant. Zoned for housing. May be part of an historical approval which is still valid.
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: 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: 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: 

4/19/2018 9:54:28 AM
Ref: 2049
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: 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: 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: 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: 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: 2051
Source: Housing Monitor
HM Ref: 19009
UCS Character Area: WIDER CITY
Address: BETWEEN 2 AND 6 LEROY STREET AND LANDS AT LEGMAIL
Postcode: BT 107
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0285
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: MINOR
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

4/19/2018 9:48:45 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: 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: 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: Multiple Ownerships:
Ownership: Public Sector (DSD/BCC/NIHE) 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: NONE
Housing Yield: 5
Potential Housing Type: Semi-Detached
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: 2056
Source: Housing Monitor
HM Ref: 21007
UCS Character Area: CITY CENTRE
Address: LANDS BETWEEN STEPHEN STREET AND CARRICK HILL
Postcode: CC 030
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.2475
Current Land Use: Vacant site
Description: LA04/2015/0577/O - Check if this housing monitor info relates to the Northside Regeneration Scheme, if so this has been withdrawn.
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:
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: 0.2475
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: 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: 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: 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: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption: n/a
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase: Comments:

4/19/2018 9:52:58 AM Ref: 2056
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2057
Source: Housing Monitor
HM Ref: 19252
UCS Character Area: INNER CITY
Address: 44, 44A & 46 ALLIANCE AVENUE
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.4757
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

Site Capacity: 39

4/19/2018 9:45:05 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: MINOR
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: 100m-200
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: 2059
Source: Housing Monitor
HM Ref: 20296
UCS Character Area: WIDER CITY
Address: 107-115 LIGONIEL ROAD
Postcode: BT 107
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.6869
Current Land Use: Vacant site
Description: Current green space. Appears to be suitable for development. HM ref, however there is no current planning approval on system. May be an historical HM ref.
Site Capacity: 41

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: 

4/19/2018 9:37:49 AM Ref: 2059
# 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>
<td>NONE</td>
</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
</tr>
<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>
</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>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>
</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 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:</td>
</tr>
<tr>
<td>Willing Owner:</td>
</tr>
</tbody>
</table>

| Current Availability: | Vacant |
| 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

| Housing Density Assumption (Dwellings per hectare): | HM ref - unsure if base don historical approval. |
| Refined Density Assumption: |
| Housing Yield: | 41 |
| 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: 2060
Source: Housing Monitor
HM Ref: 19452
UCS Character Area: WIDER CITY
Address: 935 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0345
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:
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:
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: 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
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>UCS Unique Ref</th>
<th>2062</th>
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</thead>
<tbody>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20359</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>3 PIM STREET</td>
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<table>
<thead>
<tr>
<th>Postcode</th>
<th>BT15</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Electoral Area</td>
<td>OLDPARK</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0205</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></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

<table>
<thead>
<tr>
<th>Sites below 0.1ha or 5 residential units:</th>
<th></th>
</tr>
</thead>
<tbody>
<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>
<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>
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: 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: 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: 6
Potential Housing Type: Apartment/Flat
Employment Density Assumption: 
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:43:08 AM Ref: 2062
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2063
Source: Housing Monitor
HM Ref: 20887
UCS Character Area: CITY CENTRE
Address: LAND AT FREDERICK STREET

Postcode: CC 030
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.3904
Current Land Use: Surface level car park

Description: Z/2012/1034/F - Mixed use regeneration scheme comprising 487 no. space multi storey car park, 707 square metre retail unit, landscaping and development of loading bay and signalised pedestrian crossing on Frederick Street. (Further Environmental Information received)

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: Yes
Other use Planning Reference No.: Z/2012/1034/F
Other use Proposal Description: Multi storey car park linked to University. Approved on appeal.

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: 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: AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
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: 200-400m
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: 
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): n/a

Refined Density Assumption:

Housing Yield: 30

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: 2066
Source: Housing Monitor
HM Ref: 21279
UCS Character Area: ARTERIAL ROUTE
Address: 1 - 3 EIA STREET
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0422
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: 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 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: 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: 16
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2069
Source: Housing Monitor
HM Ref: 18171
UCS Character Area: WIDER CITY
Address: 1-5 AND 2-8, & 5-9 LIGONIEL ROAD, CRUMLIN ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0440
Current Land Use: Belfast Urban Capacity Study

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Centre:</strong></td>
<td>No</td>
</tr>
<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>LLPA:</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>NONE</td>
</tr>
<tr>
<td><strong>Neighbourhood Renewal Area:</strong></td>
<td>CONSIDERABLE</td>
</tr>
<tr>
<td><strong>Listed Building:</strong></td>
<td>NONE</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

<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>
</tbody>
</table>

<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>
</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: 14
- Potential Housing Type: Apartment/Flat
- Employment Density Assumption: 
- Employment Yield: 
- Potential Employment Type: 
- Traveller Site: 
- Phase: 
- Comments: 

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4/19/2018 9:39:15 AM  Ref: 2069
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2070
Source: Housing Monitor
HM Ref: 19587
UCS Character Area: CITY CENTRE
Address: 14-20 KENT STREET
Postcode: BT1
District Electoral Area: OLDPARK
Site Area (ha): 0.1308
Current Land Use: Underutilised site
Description: Does not appear to be a planning permission relating to this site. HM must relate the Northside Regeneration Scheme which was since withdrawn. LA04/2015/0077/O
Site Capacity: 89

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:
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: 0.1308
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
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: CLOSE
Protected Route: CITY CENTRE
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): NONE

Utilities on Site: None
Known Contamination and Ground Stability Issues: No
Neighbouring Area Characteristics: Commercial
Residential Area Characteristics: CLOSE
Protected Route: CITY CENTRE
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): NONE

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

Market likely to deliver

Conclusions
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: 89
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2072
Source: Housing Monitor
HM Ref: 19885
UCS Character Area: CITY CENTRE
Address: LAND BOUNDED BY LIBRARY STREET, STEPHEN STREET, LI
Postcode: BT1
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.4554
Current Land Use: Underutilised site
Description: Part of the Northside Regeneration Scheme, now withdrawn. Possibly historical approval in place.
Site Capacity: 253

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: LA04/2015/0577/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: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.4554
### 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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<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>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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<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>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>
<td>Commercial</td>
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<tr>
<td>Residential Area Characteristics:</td>
<td>High density</td>
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<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>
<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>
</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 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: | 253 |
| 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: 2073
Source: Housing Monitor
HM Ref: 19584
UCS Character Area: CITY CENTRE
Address: 140 DONEGALL STREET
Postcode: CC 030
District Electoral Area: OLD PARK
Area Working Group: NORTH
Site Area (ha): 0.4391
Current Land Use:

Description: LA04/2015/0609/F - Permission refused, appeal decision pending. Should this application be approved the housing yield for this site should be removed. Check if the housing monitor info relates to the Northside Development Scheme. No planning approvals for residential appearing on the Planning Portal.
Site Capacity: 226

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0577/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.: LA04/2015/0609/F
Other use Proposal Description: Purpose built managed student accommodation comprising 620 no. units

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: 0.4391

### 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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<td>Site of Local Nature Conservation Importance:</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>
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<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>Flat</td>
</tr>
</tbody>
</table>

| Utilities on Site: | None |
| Known Contamination and Ground Stability Issues: | No |
| Neighbouring Area Characteristics: | Commercial |
| Residential Area Characteristics: | High 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: | CITY CENTRE |
| Walking Distance to City Centre: | CITY CENTRE |

### Availability

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

| 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

4/19/2018 9:38:59 AM Ref: 2073
Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 226

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Site Information

UCS Unique Ref: 2074
Source: Housing Monitor
HM Ref: 19713
UCS Character Area: WIDER CITY
Address: LIGONIEL ROAD / MOUNTAINHILL ROAD JUNCTION
Postcode: BT 107
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1391
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: 

4/19/2018 9:53:26 AM Ref: 2074
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: CONSIDERABLE
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:

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:** 2075
- **Source:** Housing Monitor
- **HM Ref:** 20286
- **UCS Character Area:** WIDER CITY
- **Address:** SITE AT GLENBRYN DRIVE AND GLENBRYN PARK
- **Postcode:** BT14
- **District Electoral Area:** OLDPARK
- **Area Working Group:** NORTH
- **Site Area (ha):** 1.7447
- **Current Land Use:**
- **Description:**
  - **Site Capacity:** 64

### 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:**

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4/19/2018 9:54:21 AM  Ref: 2075  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: 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:

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: 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: Public Sector (DSD/BCC/NIHE) 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: 55
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:54:21 AM Ref: 2075
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2076

Source: Housing Monitor

HM Ref: 19260

UCS Character Area: INNER CITY

Address: 6-14 AVOCA AVENUE

Postcode: BT 091

District Electoral Area: OLDPARK

Area Working Group: NORTH

Site Area (ha): 0.0205

Current Land Use: Belfast Urban Capacity Study

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

Site Capacity: 8

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

Site Information

UCS Unique Ref: 2077
Source: Housing Monitor
HM Ref: 21162
UCS Character Area: CITY CENTRE
Address: 2 - 14 LITTLE DONEGALL STREET
Postcode: BT1
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0868
Current Land Use:
Description: Planning app LA04/2016/1915/F pending at 05.09.2017. This site was also part of the Northside Regeneration Scheme.

Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.: LA04/2016/1915/F - 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: 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: 0.0868
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</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>
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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>
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</tr>
<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>
</tr>
<tr>
<td>Monument Record</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area</td>
<td>SIGNIFICANT</td>
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<td>Tidal Flood Plain</td>
<td>NONE</td>
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<tr>
<td>Surface Water</td>
<td>MINOR</td>
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<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>
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<td>Neighbouring Area Characteristics</td>
<td>Commercial</td>
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<td>Residential Area Characteristics</td>
<td>High density</td>
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<tr>
<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>
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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>
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<tr>
<td>Cycling Distance to 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>Description</th>
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</thead>
<tbody>
<tr>
<td>Planning History</td>
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</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>
<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>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>
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</table>

### Conclusions

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</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>
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<tr>
<td>Is the Site Achievable?</td>
<td>Yes</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Feature</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>18</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>
**Site Information**

- **UCS Unique Ref**: 2078
- **Source**: Housing Monitor
- **HM Ref**: 19724
- **UCS Character Area**: WIDER CITY
- **Address**: 41-35A GLENBANK PLACE
- **Postcode**: BT14
- **District Electoral Area**: OLDPARK
- **Area Working Group**: NORTH
- **Site Area (ha)**: 0.0718

**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**: 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**: MINOR
- **Special Protection Area**: NONE
- **RAMSAR**: NONE
- **Site Retained for further assessment**: Yes

**Size of Site Retained**: 

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4/19/2018 9:44:40 AM
Ref: 2078
**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: 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:  

**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: Townhouse  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:  

---

4/19/2018 9:44:40 AM  
Ref: 2078
Site Information

UCS Unique Ref: 2081
Source: Housing Monitor
HM Ref: 18039
UCS Character Area: INNER CITY
Address: 70-82 CLIFTONPARK AVENUE
Postcode: BT 091
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1165
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 / 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 FAR
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): NONE

Availability
Planning History: Site for Sale: Private
Ownership: Willing Owner:
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: 7
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
# Belfast Urban Capacity Study

## Site Information

<table>
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<th>UCS Unique Ref</th>
<th>2082</th>
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<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
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<tr>
<td>HM Ref:</td>
<td>19059</td>
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<tr>
<td>UCS Character Area:</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>BENVIEW AVENUE AND BENVIEW PARADE</td>
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<tr>
<td>Postcode:</td>
<td>BT14</td>
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<tr>
<td>District Electoral Area:</td>
<td>OLDPARK</td>
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<tr>
<td>Site Area (ha):</td>
<td>2.3517</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description:</td>
<td>Site remains vacant. Construction ceased. LA04/2016/0549/F - Proposed erection of 70 No. semi-detached and townhouse dwellings with associated site works, roads, car parking and landscaping/open space provision (amended plans and information)</td>
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<tr>
<td>Site Capacity:</td>
<td>96</td>
</tr>
</tbody>
</table>

## Planning History

| Planning granted for residential use: | Yes |
| 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:    | MINOR |

## 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>District Centre</th>
<th>No</th>
</tr>
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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>
<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>No</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>
<td>NONE</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>
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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>Protected Route</td>
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<td>Distance from Arterial Route</td>
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<td>Highway Access to Site</td>
<td>ADJACENT</td>
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<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>
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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>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>
<td>Private</td>
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<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>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 Achievable?</td>
<td>Yes</td>
</tr>
<tr>
<td>Is the Site Available?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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

Refined Density Assumption:

Housing Yield: 95

Potential Housing Type: Semi-Detached

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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<tbody>
<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>19722</td>
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<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>21-27 ARDOYNE ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT14</td>
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<tr>
<td>District Electoral Area</td>
<td>OLDPARK</td>
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<tr>
<td>Area Working Group</td>
<td>NORTH</td>
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<tr>
<td>Site Area (ha)</td>
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<tr>
<td>Current Land Use</td>
<td>Belfast Urban Capacity Study</td>
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</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 9:41:37 AM  Ref: 2083  Page 1 of 2
# Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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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>
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<td>LLPA:</td>
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<td>ASSSI:</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: | 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: | |
| Current Availability: | |
| Site for Sale: | |
| Multiple Ownership: | |
| 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? | 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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<tr>
<td>Address:</td>
<td>18-20 ALLIANCE AVENUE</td>
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<td>Postcode:</td>
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<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: 
  - Historic Park, Garden and Demesne: 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 9:40:37 AM

Ref: 2084
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: 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: 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: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2086
Source: Housing Monitor
HM Ref: 20569
UCS Character Area: CITY CENTRE
Address: 41-45 LITTLE DONEGALL STREET
Postcode: BT1
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0644

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 / 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: 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:
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: 20
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2088
Source: Housing Monitor
HM Ref: 19427
UCS Character Area: WIDER CITY - OUTSIDE
Address: ADJACENT TO MILL AVENUE
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 3.4543
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: 

Site Capacity: 120

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: 

4/19/2018 9:48:25 AM Ref: 2088
### Site Suitability Assessment

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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>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:

### Planning History
- Site for Sale: Site for Sale
- Ownership: Private
- Willing Owner: 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: 120
  - 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: 2094
Source: Housing Monitor
HM Ref: 18993
UCS Character Area: ARTERIAL ROUTE
Address: 197 - 201 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1521
Current Land Use: Belfast Urban Capacity Study

Description:

Site Capacity: 34

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:

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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: 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: 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):
Refined Density Assumption:
Housing Yield: 34
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**: 2095
- **Source**: Housing Monitor
- **HM Ref**: 19439
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: 538 OLDPARK ROAD
- **Postcode**: BT14
- **District Electoral Area**: OLDPARK
- **Area Working Group**: NORTH
- **Site Area (ha)**: 0.0845
- **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**:  

---

4/19/2018 9:45:42 AM  Ref: 2095
Site Suitability Assessment

District Centre: No
Utilities on Site:

Shopping / Commerical Area: NONE
Known Contamination and Ground Stability Issues:

Area of Townscape Character: NONE
Neighbouring Area Characteristics:

Lagan Valley Regional Park: NONE
Residential Area Characteristics:

LLPA: NONE
Protected Route: FAR

Site of Local Nature Conservation Importance: NONE
Distance from Arterial Route: WITHIN 100m

AQMA: NONE
Highway Access to Site: ADJACENT

Conservation Area: NONE
Distance from Bus Stop: WITHIN 100m

ASSSI: NONE
Distance from Train Halt: 400m+

Monument Record: NONE
Cycling Distance to City Centre: 10Min CYCLE

Neighbourhood Renewal Area: NONE
Walking Distance to City Centre: 10Mins+ WALK

Listed Building: NONE
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Tidal Flood Plain: NONE

Surface Water: NONE

Topography: Site Suitability Assessment

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Achievability

Current Availability:

Infrastructure Constraints - Waste Water Treatment System:

MultipleOwnerships:

Infrastructure Constraints - Transport Network:

Potential for Ransom Strips:

Conclusions

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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**Planning History**

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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>Mixed 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>Potential Open Space</td>
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<td>Land identified for Health Use</td>
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<tr>
<td>River (Fluvial) Floodplain</td>
<td>NONE</td>
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<td>Special Protection Area</td>
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4/19/2018 9:53:36 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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<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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<tr>
<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                             | Approved planning density |
| Known Contamination and Ground Stability Issues: |                 |
| Neighbouring Area Characteristics:            |                 |
| Residential Area Characteristics:             | CLOSE           |
| 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

<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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<td>Ownership</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

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
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<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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<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>Refined Density Assumption:</td>
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<td>Housing Yield:</td>
<td>9</td>
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<tr>
<td>Potential Housing Type:</td>
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<tr>
<td>Employment Density Assumption:</td>
<td></td>
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<tr>
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<td>Potential Employment Type:</td>
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<td>Traveller Site:</td>
<td></td>
</tr>
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<td>Phase:</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>
Belfast Urban Capacity Study

**Site Information**

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>2097</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source:</td>
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<tr>
<td>HM Ref:</td>
<td>67</td>
</tr>
<tr>
<td>UCS Character Area:</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>LAND OPPOSITE 1-15 KINNAIRD TERRACE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT14</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>OLDPARK</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>NORTH</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.1939</td>
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<tr>
<td>Current Land Use:</td>
<td></td>
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<tr>
<td>Description:</td>
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</table>

**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: SERIOUS

**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: 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:

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:

4/19/2018 9:51:39 AM
Ref: 2097
Site Information

UCS Unique Ref: 2098
Source: Housing Monitor
HM Ref: 21486
UCS Character Area: CITY CENTRE
Address: PSNI STATION 16 NORTH QUEEN STREET
Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.7998
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: 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:
Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character: MINOR
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance: AQMA: SIGNIFICANT
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: 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):

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: 26
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:53:51 AM Ref: 2098
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2100
Source: Housing Monitor
HM Ref: 21480
UCS Character Area: INNER CITY
Address: LANDS ADJACENT TO KINNARD TERRACE, LINNARD STREET,
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 6.3478
Current Land Use:
Description:
Site Capacity: 60

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: 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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<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>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>SERIOUS</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>Surface Water:</td>
<td>MINOR</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>
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<td>Neighbouring Area Characteristics:</td>
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<tr>
<td>Protected Route:</td>
<td>CLOSE</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>
</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>
</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>Current Availability:</th>
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</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>
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### 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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<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>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
<thead>
<tr>
<th>Assumption Type &amp; Value</th>
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<tbody>
<tr>
<td>Housing Density Assumption (Dwellings per hectare):</td>
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<tr>
<td>Refined Density Assumption:</td>
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<td>Housing Yield:</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>
</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>
<td>Comments:</td>
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Site Information

UCS Unique Ref: 2101
Source: Housing Monitor
HM Ref: 21539
UCS Character Area: ARTERIAL ROUTE
Address: LANDS TO THE NORTH OF 171 OLDPARK ROAD (PREVIOUSLY"BT14"
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1508
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:
### 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>Lagan Valley Regional Park:</td>
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<td>LLPA:</td>
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<td>Distance from Bus Stop:</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>10Min WALK</td>
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<tr>
<td>Topography:</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>
<td>Multiple Ownerships:</td>
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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>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
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<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>
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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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<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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</tr>
<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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<tr>
<td>Comments:</td>
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</table>

4/19/2018 9:53:12 AM  Ref: 2101
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2102
Source: Housing Monitor
HM Ref: 21528
UCS Character Area: INNER CITY
Address: LANDS ADJACENT TO DUNCAIRN GARDENS INCORPORATING H
Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 1.4948
Current Land Use:

Description:

Site Capacity: 89

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 9:52:11 AM Ref: 2102
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:
Protected Route: CLOSE
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Trainhalt: 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: 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:
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: 89
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>Source</th>
<th>HM Ref:</th>
<th>UCS Character Area:</th>
<th>Address:</th>
<th>Postcode:</th>
<th>District Electoral Area:</th>
<th>Area Working Group:</th>
<th>Site Area (ha):</th>
<th>Current Land Use:</th>
<th>Description:</th>
<th>Site Capacity:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104</td>
<td>Housing Monitor</td>
<td>21533</td>
<td>WIDER CITY</td>
<td>LAND SOUTH OF 2 MILL VALLEY PLACE &amp; EAST OF 11 MIL</td>
<td>BT14</td>
<td>OLDPARK</td>
<td>NORTH</td>
<td>0.4249</td>
<td>Vacant site</td>
<td>Site remains vacant and not developed. Z/2013/1480/F - Erection of 9 no dwellings, landscaping and associated site works</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>
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</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>
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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

<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>SIGNIFICANT</td>
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</table>

### Absolute Constraints

<table>
<thead>
<tr>
<th>Sites below 0.1ha or 5 residential units:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<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>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>
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</tbody>
</table>
## 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>NONE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></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>
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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>NONE</td>
</tr>
<tr>
<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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</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>
<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>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>
</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: | 9 |
| 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: 2105
Source: Housing Monitor
HM Ref: 12070
UCS Character Area: ARTERIAL ROUTE
Address: LAND ADJACENT AND TO THE REAR 286-294 SHANKILL ROAD
Postcode: BT 143
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0843
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 / Commerical Area:</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
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<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>
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<td>Conservation Area:</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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<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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<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>
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<td>Walking Distance to City Centre:</td>
<td>10Min WALK</td>
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<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></th>
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</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>
<td></td>
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<td>Current Availability:</td>
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<tr>
<td>Multiple Ownership:</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>
<td></td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
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</table>

### Conclusions

<table>
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<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: | Townhouse |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2106
Source: Housing Monitor
HM Ref: 19152
UCS Character Area: ARTERIAL ROUTE
Address: HOLY CROSS MONASTERY 432 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0477
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:

4/19/2018 9:50:05 AM Ref: 2106
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: 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:

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: 14
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2107
Source: Housing Monitor
HM Ref: 12914
UCS Character Area: INNER CITY
Address: 45-50 SYDNEY STREET WEST
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.8195
Current Land Use:
Description:
Site Capacity: 78

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: 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: 200-400m
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:
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: 78
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: 2108
Source: Housing Monitor
HM Ref: 19723
UCS Character Area: STRATEGIC CENTRE
Address: 320-330 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 2.3375
Current Land Use:
Description:
Site Capacity: 232

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

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: 232
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield: 
Potential Employment Type: 
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:43:24 AM
Ref: 2108
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2109
Source: Housing Monitor
HM Ref: 17258
UCS Character Area: ARTERIAL ROUTE
Address: LAND TO SOUTH OF 14-40 BALLYGOMARTIN ROAD, EAST OF
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 7.3346
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: 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: 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
RMSAR: 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>
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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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</tr>
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<td>AQMA:</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>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:
- 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

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
</tr>
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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>
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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>
</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>
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<tbody>
<tr>
<td>Refined Density Assumption:</td>
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<tr>
<td>Housing Yield:</td>
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<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
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<tbody>
<tr>
<td>Employment Yield:</td>
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<td>Potential Employment Type:</td>
</tr>
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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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Site Information

UCS Unique Ref: 2110
Source: Housing Monitor
HM Ref: 18049
UCS Character Area: WIDER CITY
Address: LAND BETWEEN 8-12 ABBEYDALE PARK, CRUMLIN ROAD
Postcode: BT 107
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1406
Current Land Use: Underutilised site
Description: Zoned for housing but no planning approvals since 2010.

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: 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>
<td>No</td>
</tr>
<tr>
<td>Shopping / Commercial 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>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>
<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>
<td></td>
</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>100m-200</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>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:                             | Current Availability: |
| Site for Sale:                                | Temporary Use         |
| Ownership:                                    |                       |
| 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

<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>HM estimate</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></td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2111
Source: Housing Monitor
HM Ref: 20256
UCS Character Area: ARTERIAL ROUTE
Address: ADJACENT TO 18 SHANKILL TERRACE

Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1323
Current Land Use: Underutilised site
Description: Building on the front portion of the site (appears to be a business premises), however the rear is vacant / underused. HM ref although no recent approvals on the system.
Site Capacity: 18

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: 0.1323
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: 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: 100-200m
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: Yes
Ownership: Private
Willing Owner: Yes

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: 18
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: 2112
Source: Housing Monitor
HM Ref: 18157
UCS Character Area: INNER CITY
Address: 40-50 TOWNSEND STREET
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1709
Current Land Use: Vacant site
Description: Site remains vacant. For sale sign indicating that the site was recently sold as a redevelopment opportunity. No approvals since 2010 therefore may be an historical HM ref.
Site Capacity: 57

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: 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: 0.1709
Site Suitability Assessment

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: 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: Vacant
Site for Sale: Yes
Multiple Ownerships: No
Ownership: Private
Potential for Ransom Strips: No
Willing Owner: 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? 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: Apartment/Flat

Employment Density Assumption:

Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Site Information

UCS Unique Ref: 2114
Source: Housing Monitor
HM Ref: 20573
UCS Character Area: CITY CENTRE
Address: 10-18 WILSON STREET
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2097
Current Land Use: Underutilised site
Description: HM site however no current planning permission appearing on the Planning Portal.
Site Capacity: 44

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: HM site however no current planning permission appearing on the Planning Portal.
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: 0.2097
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: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
Listed Building: FLAT
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 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: 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: 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:
**Site Information**

- **UCS Unique Ref**: 2115
- **Source**: Housing Monitor
- **HM Ref**: 12937
- **UCS Character Area**: INNER CITY
- **Address**: 208-224 CAMBRAI STREET
- **Postcode**: BT13
- **District Electoral Area**: COURT
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.3864
- **Current Land Use**: 
  - **Belfast Urban Capacity Study**

**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**: MINOR
- **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**: NONE
  - **Special Protection Area**: NONE
  - **RAMSAR**: NONE
  - **Site Retained for further assessment**: Yes
  - **Size of Site Retained**: 
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Condition</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>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:
- 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></td>
<td>Private</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: 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: 2116
Source: Housing Monitor
HM Ref: 18464
UCS Character Area: ARTERIAL ROUTE
Address: 200-204 FALLS ROAD
Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0184
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>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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<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>
<td>NONE</td>
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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
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<td>Listed Building:</td>
<td>NONE</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></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: 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:

### Traveiler Site:
- Phase: 
- Comments: 

---

4/19/2018 9:41:24 AM  
Ref: 2116  
Page 2 of 2
## Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
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<tr>
<td>UCS Unique Ref</td>
<td>2122</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>11699</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>SOMERDALE PARK FORTHBRIDGE SCHOOL, OFF BALLYGOMART</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT13</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COURT</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>6.3980</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>First phase complete - construction appears to have ceased. No planning permission for the remainder of the site. Z/2011/1447/F - Erection of 41 social housing dwellings and associated access including provision for two temporary turning heads until commencement of remaining development under planning application Z/2007/1508/F</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>238</td>
</tr>
</tbody>
</table>

## Planning History

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</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>No</td>
</tr>
<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>
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</table>

## Land Use Zoning

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Mixed Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Absolute Constraints

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>No</td>
</tr>
</tbody>
</table>
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 |

**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: | No |
| AQMA: | NONE |
| Conservation Area: | NONE |
| ASSSI: | NONE |
| Monument Record: | MINOR |
| 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: ADJACENT |
| | Distance from Bus Stop: 100-200m |
| | 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: | Current Availability: | Vacant |
| Site for Sale: | No |
| Ownership: | Private |
| Willing Owner: | Yes |
| 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**
<table>
<thead>
<tr>
<th><strong>Housing Density Assumption (Dwellings per hectare):</strong></th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Refined Density Assumption:</strong></td>
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</tr>
<tr>
<td><strong>Housing Yield:</strong></td>
<td>197</td>
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<td><strong>Potential Housing Type:</strong></td>
<td>Semi-Detached</td>
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<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></td>
</tr>
<tr>
<td><strong>Phase:</strong></td>
<td></td>
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<tr>
<td><strong>Comments:</strong></td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2123
Source: Housing Monitor
HM Ref: 19183
UCS Character Area: WIDER CITY
Address: 193A WEST CIRCULAR ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0347
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 / 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: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halts: 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: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
### Site Information

- **UCS Unique Ref**: 2124
- **Source**: Housing Monitor
- **HM Ref**: 13283
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: 1A RUTHERGLEN STREET
- **Postcode**: BT13
- **District Electoral Area**: COURT
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.1259
- **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 9:41:04 AM  Ref: 2124
Site Suitability Assessment

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<th>District Centre:</th>
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</thead>
<tbody>
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<td>NONE</td>
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<tr>
<td>Area of Townscape Character:</td>
<td>NONE</td>
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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>
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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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<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
- 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

<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: | Townhouse |
| Employment Density Assumption: |
| Employment Yield: |
| Potential Employment Type: |
| Traveller Site: |
| Phase: |
| Comments: |
**Belfast Urban Capacity Study**

### Site Information
- **UCS Unique Ref**: 2126
- **Source**: Housing Monitor
- **HM Ref**: 20523
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: 191-207 SHANKHILL ROAD
- **Postcode**: BT13
- **District Electoral Area**: COURT
- **Area Working Group**: WEST
- **Site Area (ha)**: 0.1299
- **Current Land Use**: Underutilised site
- **Description**: Site consist of several commercial / retail businesses including the Ulster Bank. Several of the units are vacant. May be an historical HM ref as no recent approvals on the system.
- **Site Capacity**: 26

### 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**: 0.1299
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: No
Neighbouring Area Characteristics: Commercial
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
Enancements 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: Yes
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: 26
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: 2127
Source: Housing Monitor
HM Ref: 13076
UCS Character Area: WIDER CITY
Address: LAND AT THE JUNCTION OF FORTHRIVER WAY AND FORTHRIVER CRESCENT
Postcode: BT 107
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.3595
Current Land Use:
Description: LA04/2016/1439/F - Development of 24 No. semi-detached dwellings and associated car parking and landscaping with alterations to existing on-street car parking layout - not yet under construction. Also included UCS ref 2154
Site Capacity: 12

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:  Yes
Size of Site Retained:

<table>
<thead>
<tr>
<th>Site Suitability Assessment</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Centre:</td>
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<td>Neighbourhood Renewal Area:</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: CLOSED
  - 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>1. Site has full planning permission for housing</td>
<td>Vacation</td>
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<td>Site for Sale:</td>
<td>Multiple Ownerships:</td>
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<tr>
<td>Ownership:</td>
<td>Potential for Ransom Strips:</td>
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<tr>
<td></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>Market likely to deliver</td>
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<tr>
<td>Infrastructure Constraints - Waste Water Treatment System:</td>
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<tr>
<td>Current Capacity within system</td>
</tr>
<tr>
<td>Infrastructure Constraints - Transport Network:</td>
</tr>
<tr>
<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>
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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>
</tr>
</tbody>
</table>

Yield, Phasing & Type

4/19/2018 9:51:13 AM  Ref: 2127
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: 2130
Source: Housing Monitor
HM Ref: 13257
UCS Character Area: WIDER CITY - OUTSIDE
Address: FIELD TO THE NORTH OF LYNDHURST VIEW PARK
Postcode: BT 108
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 2.1590
Current Land Use: Vacant site
Description: Z/2014/1408/F - Proposed housing development of 51 no. residential units comprising 46 no. semi-detached and 5 no. detached dwellings with associated access, landscaping/open space and site works - approved Aug 2017.
Site Capacity: 86

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1408/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: 2.159

**Site Suitability Assessment**

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<tr>
<th>District Centre:</th>
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<tr>
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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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<tr>
<td>Tidal Flood Plain:</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: VERY 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: 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 Achievable? Yes
- Is the Site Available? Yes

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

Refined Density Assumption:
Housing Yield: 86
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: 2132
Source: Housing Monitor
HM Ref: 20261
UCS Character Area: ARTERIAL ROUTE
Address: 326-328 SHANKILL ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0181
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:** 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:** 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:**

**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

UCS Unique Ref: 2133
Source: Housing Monitor
HM Ref: 19182
UCS Character Area: WIDER CITY
Address: 233 BALLYGOMARTIN ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0912
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>District Centre:</th>
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<tr>
<td>Shopping / Commerical Area:</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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<tr>
<td>Topography:</td>
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</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>
</table>

| 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

<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>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td></td>
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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>
<th>Housing</th>
</tr>
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<tbody>
<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>
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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>5</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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<tr>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2134
Source: Housing Monitor
HM Ref: 20508
UCS Character Area: INNER CITY
Address: 30C SYDNEY STREET WEST
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2157
Current Land Use: Underutilised site
Description: Development not commenced. Still industrial / storage units.
Z/2014/1162/F - Demolition of existing factory and construction of 15no townhouses in 4 blocks.
Site Capacity: 15

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1162/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: MINOR

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: 0.2157
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: No
Neighbouring Area Characteristics: Residential
Residential Area Characteristics: Medium density
Protected Route: 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: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability:
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: 15
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: 2136
Source: Housing Monitor
HM Ref: 21249
UCS Character Area: INNER CITY
Address: LANDS SOUTH OF HOPEWELL CRESCENT & NORTH OF SHANKI
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 1.0792
Current Land Use: Underutilised site
Description: Residential scheme currently under construction. Z/2011/1430/F - Demolition of 4 existing terrace dwellings and two storey detached retail unit. Construction of 24No. social housing units, 9No. affordable housing units, 1No. single storey retail unit, two new link roads and associated site works.
Site Capacity: 29

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2011/1430/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: 1.0792

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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<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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<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>MINOR</td>
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<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
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: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Yes
Willing Owner: |

Current Availability:
Multiple Ownerships: No
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: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
## Site Information

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<th>Item</th>
<th>Details</th>
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<tbody>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19751</td>
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<tr>
<td>UCS Character Area</td>
<td>WIDER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>187 WEST CIRCULAR ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT13</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COURT</td>
</tr>
<tr>
<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>
<td>Belfast Urban Capacity Study</td>
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<td>Plannig History</td>
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<td>Planning granted for residential use:</td>
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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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<td>Description</td>
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<td>Site Capacity</td>
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## Planning History

Planning History

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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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<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>
<th>Zoning Type</th>
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<td>Employment Zoning</td>
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<tr>
<td>Mixed Zoning</td>
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<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>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>
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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>
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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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<tr>
<td>Size of Site Retained:</td>
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4/19/2018 9:40:41 AM

Ref: 2138
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: 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 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: 21
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2139
Source: Housing Monitor
HM Ref: 21046
UCS Character Area: ARTERIAL ROUTE
Address: LAND BETWEEN 54 - 66 BALLYGOMARTIN ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.5246
Current Land Use:
Description:
Site Capacity: 13

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 9:51:16 AM
Ref: 2139
Page 1 of 2
**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>Area of Townscape Character:</td>
<td>NONE</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>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: 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 Ownerships:</td>
</tr>
<tr>
<td>Ownership: Private</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: 13
- 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>HM Ref:</td>
<td>20263</td>
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<tr>
<td>UCS Character Area:</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address:</td>
<td>307 GROSVENOR ROAD</td>
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<td>BT12</td>
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<td>COURT</td>
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<td>Area Working Group:</td>
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<td>Site Area (ha):</td>
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## Planning History

<table>
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<tr>
<th>Field</th>
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<tbody>
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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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<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>
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</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>
<td>Mixed Zoning:</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning:</td>
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</tr>
</tbody>
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## Absolute Constraints

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>No</td>
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<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>
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<tr>
<td>Area of Existing Open Space:</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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<td>River (Fluvial) Floodplain:</td>
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### Site Suitability Assessment

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<tr>
<td>District Centre:</td>
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<td>Shopping / Commercial Area:</td>
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<td>LLPA:</td>
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<td>Monument Record:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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### Availability

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<td>Site for Sale:</td>
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<td>Infrastructure Constraints - Waste Water Treatment System:</td>
<td>Current Capacity within system</td>
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<td>Network can accommodate new development</td>
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### Conclusions

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### Yield, Phasing & Type

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<td>Comments:</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2146
Source: Housing Monitor
HM Ref: 20519
UCS Character Area: ARTERIAL ROUTE
Address: 56-76 TOWNSEND STREET & 110-122 PETER'S HILL
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2627
Current Land Use: Vacant site
Description: Renewal of Z/2008/1418/F - Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 parking spaces in basement. 1 no. block with office use.
Site Capacity: 30

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0686/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: 0.2627
### Site Suitability Assessment

<table>
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<tr>
<th>District Centre:</th>
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<tr>
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<td>Monument Record:</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>
<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 CLOSE |
| 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 |

### 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: | 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: | 30 |
| 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: 2147
Source: Housing Monitor
HM Ref: 20258
UCS Character Area: ARTERIAL ROUTE
Address: 10-30 SHANKILL ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1267
Current Land Use: Underutilised site
Description: Site currently occupied by a car wash. Permission granted in 2014 for hot food / retail - not yet implemented.
Site Capacity: 11

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: Yes
Other use Planning Reference No.: Z/2012/0276/F
Other use Proposal Description: Demolition of existing structure and erection of single storey structure containing 3no hot food bar

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: 0.1267
## 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>District Centre:</td>
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<td>Neighbourhood Renewal Area:</td>
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<td>Surface Water:</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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<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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<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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<tr>
<td>Site for Sale:</td>
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<td>Ownership:</td>
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## Achievability

<table>
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## Conclusions

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<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>
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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 (Dwellings per hectare):</td>
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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2148
Source: Housing Monitor
HM Ref: 20254
UCS Character Area: ARTERIAL ROUTE
Address: BETWEEN 122 & 140 PETERS HILL
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0674
Current Land Use: Vacant site
Description: No ref on portal since 2010 therefore may be an historical approval. 5 units appears conservative. Character area assumption applied.
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: 0.0674

4/19/2018 9:48:42 AM  Ref: 2148
## Site Suitability Assessment

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## Yield, Phasing & Type

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Site Information

UCS Unique Ref: 2149
Source: Housing Monitor
HM Ref: 20929
UCS Character Area: WIDER CITY
Address: BETWEEN DONALDSON CRESCENT AND TWADELL AVE
Postcode: BT 107
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1236
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 9:48:49 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: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY CLOSE

Protected Route: 200-400m
Distance from Arterial Route: ADJACENT
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: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Public Sector (DSD/BCC/NIHE)
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: 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: 2151
Source: Housing Monitor
HM Ref: 20507
UCS Character Area: ARTERIAL ROUTE
Address: 34, 34A, 36 & 38 WOODVALE ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0271
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
Utilities on Site:

Shopping / Commercial Area: NONE
Known Contamination and Ground Stability Issues:

Area of Townscape Character: NONE
Neighbouring Area Characteristics:

Lagan Valley Regional Park: NONE
Residential Area Characteristics:

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:

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: 2153
Source: Housing Monitor
HM Ref: 18048
UCS Character Area: INNER CITY
Address: FORMER FAMILY CENTRE LAND, BETWEEN RODEN STREET AN
Postcode: CC 028
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1150
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: SIGNIFICIANT
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: SIGNIFICANT
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: 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: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: 
Phase: 
Comments: 

4/19/2018 9:49:38 AM
Ref: 2153
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2154
Source: Housing Monitor
HM Ref: 21254
UCS Character Area: WIDER CITY
Address: CORNER SITE AT FORTHRIVER ROAD & FORTHRIVER WAY
Postcode: BT 107
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2156
Current Land Use: Open Space
Description: LA04/2016/1439/F - Development of 24 No. semi-detached dwellings and associated car parking and landscaping with alterations to existing on-street car parking layout - see also UCS ref 2127
No construction yet.
Site Capacity: 6

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:

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>
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<tbody>
<tr>
<td>No</td>
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<td>Conservation Area: NONE</td>
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<td>ASSSI: NONE</td>
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<td>Monument Record: NONE</td>
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<td>Listed Building: NONE</td>
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<td>Tidal Flood Plain: NONE</td>
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<td></td>
<td>Surface Water: NONE</td>
</tr>
<tr>
<td>Topography:</td>
<td></td>
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<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: 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: Private
Willing Owner: Yes
Current Availability: Vacant
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
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: 2157
Source: Housing Monitor
HM Ref: 18194
UCS Character Area: ARTERIAL ROUTE
Address: PETER PAN COMPLEX 90-120 SPRINGFIELD ROAD
Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 1.0786
Current Land Use: Vacant site
Description: Z/2014/1665/F - Demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works
Site Capacity: 90

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1665/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: 1.0786

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: 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: Vacant
Multiple Ownerships: No
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? 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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</tr>
<tr>
<td>Housing Yield:</td>
<td>90</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>
<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>
<td>Comments:</td>
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</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2158  
Source: Housing Monitor  
HM Ref: 12677  
UCS Character Area: ARTERIAL ROUTE  
Address: 9 BALLYGOMARTIN ROAD  
Postcode: BT13  
District Electoral Area: COURT  
Area Working Group: WEST  
Site Area (ha): 0.1435  
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>Feature</th>
<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>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>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>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>
<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>
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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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<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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<td>Ownership:</td>
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<td>Willing Owner:</td>
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### Achievability

<table>
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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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<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>
<tr>
<td>Is the Site Achievable?</td>
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</table>

### Yield, Phasing & Type

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

UCS Unique Ref: 2159
Source: Housing Monitor
HM Ref: 20259
UCS Character Area: INNER CITY
Address: 59 SNUGVILLE STREET

Description: Site appears to be in use as a storage yard or industrial use. Suitable for redevelopment. HM ref but no approvals since 2010 therefore may be historical.

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: 0.0673
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: 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: 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: 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:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2160
Source: Housing Monitor
HM Ref: 18173
UCS Character Area: WIDER CITY
Address: REAR OF HEATH LODGE DRIVE AND LYNDHURST HEIGHTS
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2448
Current Land Use: Vacant site
Description: Z/2013/0836/F - Erection of 11 no 2 bedroom apartments and associated parking.
Site Capacity: 11

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:
### 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>
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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>
<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>
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<td>Neighbouring Area Characteristics:</td>
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</tr>
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<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>
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<tr>
<td>Highway Access to Site:</td>
<td>VERY CLOSE</td>
</tr>
<tr>
<td>Distance from Bus Stop:</td>
<td>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>
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### 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>Vacant</td>
</tr>
<tr>
<td>Multiple Ownership:</td>
<td>No</td>
</tr>
<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>
</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>
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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>11</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>
<td>Employment Yield:</td>
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<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: 2161
Source: Housing Monitor
HM Ref: 20785
UCS Character Area: CITY CENTRE
Address: VACANT LAND AT DEVONSHIRE STREET
Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.3694
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: 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: SIGNIFICANT
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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</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>
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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>SIGNIFICANT</td>
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<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>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
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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></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: WITHIN 100m
- 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>
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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>
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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>
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</tr>
</tbody>
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**Conclusions**

<table>
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<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>
</tr>
</thead>
<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>
<td></td>
</tr>
<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>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
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</table>
## Belfast Urban Capacity Study

### Site Information

<table>
<thead>
<tr>
<th>UCS Unique Ref</th>
<th>2162</th>
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<tbody>
<tr>
<td>Source:</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref:</td>
<td>21244</td>
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<tr>
<td>UCS Character Area:</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address:</td>
<td>LANDS AT THE JUNCTION OF SHANKILL ROAD, LANARK WAY</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT13</td>
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<tr>
<td>District Electoral Area:</td>
<td>COURT</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.8763</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td>Belfast Urban Capacity Study</td>
</tr>
<tr>
<td>Description:</td>
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</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: | 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: | |

4/19/2018 9:52:51 AM  Ref: 2162
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
<tr>
<td>District Centre:</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>
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<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>
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<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></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:            | 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>
</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

<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>
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<tr>
<td>Housing Yield:</td>
<td>68</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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<tr>
<td>Potential Employment Type:</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: 2163
Source: Housing Monitor
HM Ref: 20792
UCS Character Area: INNER CITY
Address: LAND AT DISTILLERY STREET

Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.5766
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: SERIOUS
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>
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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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</tr>
<tr>
<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
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<tr>
<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>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities on Site:</th>
<th>Known Contamination and Ground Stability Issues:</th>
<th>Neighbouring Area Characteristics:</th>
</tr>
</thead>
</table>

| Residential Area Characteristics: | |
| Protected Route: | VERY CLOSE |
| Distance from Arterial Route: | 200-400m |
| 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:**

<table>
<thead>
<tr>
<th>Current Availability:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple Ownerships:</td>
<td></td>
</tr>
<tr>
<td>Potential for Ransom Strips:</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:** 18
- **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: 2167
Source: Housing Monitor
HM Ref: 20787
UCS Character Area: INNER CITY
Address: 4 NORTH HOWARD STREET
Postcode: BT 105
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1944
Current Land Use: Vacant site
Description: Vacant warehouse building. Has development potential. Apartement building adjacent. No recent planning history, maybe historical HM ref.
Site Capacity: 54

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: MINOR
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: 0.1944
## 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>Area of Townscape Character:</td>
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<td>Lagan Valley Regional Park:</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>
</tr>
<tr>
<td>Residential Area Characteristics:</td>
<td>High 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>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>Vacant</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</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>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>54</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: 2168
Source: Housing Monitor
HM Ref: 18160
UCS Character Area: STRATEGIC CENTRE
Address: 294-296 CRUMLIN ROAD
Postcode: BT14
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0686
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:

AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
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: 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:

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: 2169
Source: Housing Monitor
HM Ref: 20521
UCS Character Area: ARTERIAL ROUTE
Address: LAND BETWEEN SHANKILL PARADE & NORTH BOUNDARY STRE
Postcode: CC 030
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.3890
Current Land Use: Vacant site
Description: Z/2014/1221/O - Renewal of planning permission granted under Z/2009/1234/O for construction of a four storey 96 bed nursing home with associated car parking and landscaping.
LA04/2015/0195/F - Relocation of existing Shankill Surgery and construction of 1no medical surgery, 52no apartments and 4no ground floor commercial units with realignment of public road (to the front of 1-3 Boundary Walk, associated parking and loss of open space.
Site Capacity: 52

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/0195/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

**Site Suitability Assessment**

| District Centre: | No |
| 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: | Residential |
| Residential Area Characteristics: | Medium density |
| 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: | 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: 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: 52
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: 2170
Source: Housing Monitor
HM Ref: 20505
UCS Character Area: ARTERIAL ROUTE
Address: 166-194 WOODVALE ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.2090
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: 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>
</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>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: |

## Availability

### Planning History:

| Site for Sale: | Public Sector (DSD/BCC/NIHE) |
| Organization: | |
| 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: 15 |
- Potential Housing Type: Townhouse |

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

### Traveller Site:
- Phase: |
- Comments: |
**Site Information**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</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>
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<tr>
<td>HM Ref</td>
<td>19203</td>
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<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>31 RIGA STREET</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT13</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COURT</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0493</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Various billings on the site including one dwelling, however it is underutilised in the context of its surroundings. No recent approvals on portal therefore may be an historic HM ref.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>13</td>
</tr>
</tbody>
</table>

**Planning History**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning granted for residential use</td>
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<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Historical</td>
</tr>
<tr>
<td>Planning granted for employment use</td>
<td>No</td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
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</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>Zoning</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>
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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>
<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>
<td>Yes</td>
</tr>
<tr>
<td>Size of Site Retained:</td>
<td>0.0493</td>
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</table>
# 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>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>SERIOUS</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 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>100-200m</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></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>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>
</tbody>
</table>

## 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: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | |
| Phase: | |
| Comments: | |

4/19/2018 9:43:16 AM  Ref: 2171
## 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>2172</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>18256</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>18 LANARK WAY</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT13</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COURT</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.1519</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Site currently used for a petrol filling station and shop. Z/2011/0822/F - Provision of temporary retail unit for a period of up to 3 years for filling station May be an historical HM ref. Sites within BMAP existing employment location.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>18</td>
</tr>
</tbody>
</table>

### 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/2011/0822/F
- **Other use Proposal Description:** Provision of temporary retail unit for a period of up to 3 years for filling station

### Land Use Zoning

- **Employment Zoning:** SIGNIFICIANT
- **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: 0.1519

### Site Suitability Assessment

**Utilities on Site:** None
**Known Contamination and Ground Stability Issues:** Yes
**Neighbouring Area Characteristics:** Commercial
**Residential Area Characteristics:** Medium density
**Protected Route:** 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:** 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:** Temporary Use
**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: 18
Potential Housing Type: Townhouse

Employment Density Assumption:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2173</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20255</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
</tr>
<tr>
<td>Address</td>
<td>420-424 SHANKILL ROAD</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT13</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>COURT</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>WEST</td>
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<tr>
<td>Site Area (ha)</td>
<td>0.0471</td>
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<tr>
<td>Current Land Use</td>
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<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>Site Capacity</td>
<td>8</td>
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</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 9:44:47 AM

Ref: 2173
## 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:

<table>
<thead>
<tr>
<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>
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<td>NONE</td>
<td>MINOR</td>
<td>NONE</td>
<td>NONE</td>
<td>MINOR</td>
</tr>
</tbody>
</table>

### Utilities on Site:

- Known Contamination and Ground Stability Issues:
  - NONE

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

- Protected Route: CLOSE

### Known Contamination and Ground Stability Issues:

### 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):

### Neighbouring Area Characteristics:

### Neighbouring Area Characteristics:

### 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>
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</table>

### Yield, Phasing & Type

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

<table>
<thead>
<tr>
<th>Refined Density Assumption:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved planning density</td>
</tr>
</tbody>
</table>

### Employment Density Assumption:

### Housing Yield:
8

### Potential Housing Type:
Apartment/Flat

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:
Site Information

UCS Unique Ref: 2175
Source: Housing Monitor
HM Ref: 19190
UCS Character Area: ARTERIAL ROUTE
Address: 7-11 WOODVALE ROAD

Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0184
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:

Belfast Urban Capacity Study

4/19/2018 9:46:53 AM Ref: 2175
### Site Suitability Assessment

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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>
<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>MINOR</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>

### Availability

**Planning History:**

- Site for Sale: [Ref: 2175]
- 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>
</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:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2176
Source: Housing Monitor
HM Ref: 18174
UCS Character Area: ARTERIAL ROUTE
Address: 97 LANARK WAY

Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.3189
Current Land Use: 

Description: This appears to be an historical HM ref. The site is currently operating as a light industrial park and appears to be well occupied. It is also within an existing employment location designated by BMAP.

Site Capacity: 18

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: 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: 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: 0
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:**

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 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:** 18

**Potential Housing Type:** Apartment/Flat

Employment Density Assumption:

**Employment Yield:**

**Potential Employment Type:**

Traveller Site:

Phase:

Comments:
Site Information

UCS Unique Ref: 2177
Source: Housing Monitor
HM Ref: 18057
UCS Character Area: INNER CITY
Address: LAND AT FIRST STREET, THIRD STREET AND CUPAR WAY
Postcode: BT 143
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.9469
Current Land Use: Vacant site
Description: Site fenced off and remains vacant. No current planning application on system therefore may be an historical HM ref.
Site Capacity: 114

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: 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: 0.9469
## Site Suitability Assessment

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<th>Feature</th>
<th>Value</th>
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</thead>
<tbody>
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<tr>
<td>Shopping / Commercial Area</td>
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</tr>
<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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<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>
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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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<td>Neighbouring Area Characteristics</td>
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<td>Distance from Bus Stop</td>
<td>200-400m</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>
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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>Value</th>
</tr>
</thead>
<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>Feature</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Attractiveness</td>
<td></td>
</tr>
<tr>
<td>May come forward but will require some form of public sector support (social housing etc.)</td>
<td></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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</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>Feature</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>
<td>Housing Yield</td>
<td>114</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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<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>
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<td>Comments</td>
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</table>
**Site Information**

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<th>Value</th>
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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>17261</td>
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<td>UCS Character Area</td>
<td>ARTERIAL ROUTE</td>
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<tr>
<td>Address</td>
<td>LAND BOUNDED BY SHANKILL ROAD, SHANKILL PARADE AND</td>
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<tr>
<td>Postcode</td>
<td>BT13</td>
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<td>District Electoral Area</td>
<td>COURT</td>
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<td>Site appears to be develop as a surgery and other community uses. This is an Historical HM ref. Appears the site is not available.</td>
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<tr>
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<td>12</td>
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**Planning History**

<table>
<thead>
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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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<td>Employment Planning Reference No.:</td>
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<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: | 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:                  | 0  |
## 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 / Commerical Area</td>
<td>NONE</td>
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<td>Area of Townscape Character</td>
<td>NONE</td>
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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>
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<tr>
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<tr>
<td>Surface Water</td>
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<td>Topography</td>
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<table>
<thead>
<tr>
<th>Utilities on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues</td>
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<table>
<thead>
<tr>
<th>Neighbouring Area Characteristics:</th>
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<tr>
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<th>Protected Route</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERY CLOSE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance from Arterial Route:</th>
</tr>
</thead>
<tbody>
<tr>
<td>WITHIN 100m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Highway Access to Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>VERY CLOSE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance from Bus Stop:</th>
</tr>
</thead>
<tbody>
<tr>
<td>WITHIN 100m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance from Train Halt:</th>
</tr>
</thead>
<tbody>
<tr>
<td>400m+</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cycling Distance to City Centre:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5Min CYCLE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Walking Distance to City Centre:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5Min WALK</td>
</tr>
</tbody>
</table>

| 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>Potential for Ransom Strips:</td>
</tr>
<tr>
<td>Private</td>
<td></td>
</tr>
</tbody>
</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Waste Water Treatment System:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Constraints - Transport Network:</th>
</tr>
</thead>
<tbody>
<tr>
<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>No</td>
</tr>
<tr>
<td>Is the Site Achievable?</td>
<td>No</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>
</table>

<table>
<thead>
<tr>
<th>Housing Yield:</th>
<th>12</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Potential Housing Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Development comprising 20 terrace dwellings, 12 apartments and 1 detached dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employment Density Assumption:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Employment Yield:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Potential Employment Type:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Traveller Site:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phase:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

4/19/2018 9:51:32 AM
**Site Information**

UCS Unique Ref: 2181  
Source: Housing Monitor  
HM Ref: 20253  
UCS Character Area: ARTERIAL ROUTE  
Address: LANDS TO REAR OF WHITEROCK ORANGE HALL SPRINGFIELD  
Postcode: BT 134  
District Electoral Area: COURT  
Area Working Group: WEST  
Site Area (ha): 0.2052  
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:
### 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>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:                             | 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

<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>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>
</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:**

---

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2182
Source: Housing Monitor
HM Ref: 13148
UCS Character Area: WIDER CITY
Address: 287 BALLYGOMARTIN ROAD
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.6532
Current Land Use: Vacant site
Description: Development approx. 505 complete. HM estimates that 29 units remaining.
Site Capacity: 54

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: 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

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: MINOR
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: NONE
Residential Area Characteristics: NONE
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): NONE

Availability

Planning History: 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
Revised Density Assumption:
Housing Yield: 29
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:** 2187
- **Source:** Housing Monitor
- **HM Ref:** 20758
- **UCS Character Area:** CITY CENTRE
- **Address:** 28 & 34-52 GARDINER STREET
- **Postcode:** BT13
- **District Electoral Area:** COURT
- **Area Working Group:** WEST
- **Site Area (ha):** 0.0965
- **Current Land Use:** Underutilised site
- **Description:** Currently used as a builders yard. Protected housing area.
- **Site Capacity:** 15

### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** LA04/2016/2059/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:**
  - **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:** 0.0965
# 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>VERY CLOSE</td>
</tr>
<tr>
<td>Site of Local Nature Conservation Importance:</td>
<td></td>
<td>Distance from Arterial Route:</td>
<td>100m-200</td>
</tr>
<tr>
<td>AQMA:</td>
<td>SIGNIFICANT</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>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>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

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>1. Site has full planning permission for housing</th>
<th>Current Availability:</th>
<th>Expected to cease</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>Unknown</td>
<td></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>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>15</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>
Site Information

UCS Unique Ref: 2188
Source: Housing Monitor
HM Ref: 19130
UCS Character Area: ARTITIONAL ROUTE
Address: 77-109 SPRINGFIELD ROAD
Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.7117
Current Land Use: Underutilised site
Description: Retail / leisure units fronting on to Springfield Road are in use. Car park and warehouse building to the rear have potential for redevelopment. HM ref is historical as not recent approvals in place.
Site Capacity: 170

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: MINOR

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: 0.7117
**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>
<td>NONE</td>
</tr>
<tr>
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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>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>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>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>Commercial</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>
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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>
<td>None</td>
</tr>
</tbody>
</table>

**Availability**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th>Current Availability:</th>
<th>Expected Availability:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
<td>Expected to cease</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
<td>Unknown</td>
</tr>
<tr>
<td>Willing Owner:</td>
<td>Unknown</td>
<td>No</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>
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<td>Network can accommodate new development</td>
</tr>
</tbody>
</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>
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</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>170</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>
Site Information

UCS Unique Ref: 2190
Source: Housing Monitor
HM Ref: 20900
UCS Character Area: INNER CITY
Address: LAND BETWEEN HOLY CROSS CHURCH & MOUNT EDEN COURT,
Postcode: BT14
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.7508
Current Land Use: Belfast Urban Capacity Study

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: 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 / 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>SIGNIFICANT</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>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></td>
</tr>
</tbody>
</table>

| Utilities on Site: | |
| Known Contamination and Ground Stability Issues: | |
| Neighbouring Area Characteristics: | |
| Residential Area Characteristics: | |
| Site Suitability Assessment: | |
| Current Availability: | |
| Multiple Ownerships: | |
| Potential for Ransom Strips: | |

### 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: | 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: 2199
Source: Housing Monitor
HM Ref: 21531
UCS Character Area: ARTERIAL ROUTE
Address: 39-41 FALLS ROAD
Postcode: BT12 / BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0383
Current Land Use: Vacant site
Description: Former Rebels Rest pub. Remains vacant and falling in to disrepair.
LA04/2015/1472/F - Demolishing of existing building and erection of 11 apartments and 1 retail unit with landscaping and associated site works
Site Capacity: 11

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: LA04/2015/1472/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: 0.0383

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: 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
Current Availability: Vacant
Site for Sale: No
Multiple Ownerships: No
Ownership: Private
Potential for Ransom Strips: No
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
<table>
<thead>
<tr>
<th><strong>Housing Density Assumption (Dwellings per hectare):</strong></th>
<th>Approved planning density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Refined Density Assumption:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Yield:</strong></td>
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</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></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2200
Source: Housing Monitor
HM Ref: 21538
UCS Character Area: INNER CITY
Address: 117 MAYO STREET AINSWORTH AVENUE
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0690
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>
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<tr>
<td>Conservation Area:</td>
<td>NONE</td>
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<tr>
<td>ASSSI:</td>
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</tr>
<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>
<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: | 200-400m |
| 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 |

## 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: | 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: 2202
Source: Housing Monitor
HM Ref: 20805
UCS Character Area: INNER CITY
Address: 41-43 PARK AVENUE

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.6306
Current Land Use: Vacant site
Description: Mixed use development to include the relocation and replacement of the Ulster Maple Leaf Club premises and residential development comprising 21 dwellings (3no. 2 bed, 18no. 3 bed dwellings), landscaping and associated site works (Z/2010/0434/F).
Site Capacity: 21

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/0434/F
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/2011/0827/F
Other use Proposal Description: Mixed use development to include the relocation and replacement of the Ulster Maple Leaf Club premises

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: Yes
Size of Site Retained: 0.6306

**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>
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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>Conservation Area:</td>
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</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>NONE</td>
</tr>
<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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</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: | 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: 1. Site has full planning permission for housing
Site for Sale: No
Ownership: Private
Willing Owner: Yes

Current Availability: Vacant
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 9:44:42 AM  Ref: 2202
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: No
Phase:
Comments:
# Belfast Urban Capacity Study

## Site Information

<table>
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<tr>
<th>UCS Unique Ref</th>
<th>2203</th>
</tr>
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<tr>
<td>Source:</td>
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<tr>
<td>HM Ref:</td>
<td>18026</td>
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<tr>
<td>UCS Character Area:</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>1-4 DUNDELA AVENUE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area:</td>
<td>TITANIC</td>
</tr>
<tr>
<td>Area Working Group:</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha):</td>
<td>0.1767</td>
</tr>
<tr>
<td>Current Land Use:</td>
<td></td>
</tr>
<tr>
<td>Description:</td>
<td>Current application for proposed private nursing home with associated siteworks and parking.</td>
</tr>
<tr>
<td>Site Capacity:</td>
<td>17</td>
</tr>
</tbody>
</table>

## 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: 0.1767
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: 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: 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: 17
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2206
Source: Housing Monitor
HM Ref: 12216
UCS Character Area: ARTERIAL ROUTE
Address: 193-197 WOODSTOCK ROAD
Postcode: BT 125
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0339
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: 

4/19/2018 9:40:54 AM Ref: 2206 Page 1 of 2
Site Suitability Assessment

District Centre: No

Utilities on Site:

Shopping / Commerical Area: NONE

Known Contamination and Ground Stability Issues:

Area of Townscape Character: NONE

Neighbouring Area Characteristics:

Lagan Valley Regional Park: NONE

Residential Area Characteristics:

LLPA: NONE

Protected Route: VERY FAR

Site of Local Nature Conservation Importance:

Distance from Arterial Route: WITHIN 100m

AQMA: NONE

Highway Access to Site: VERY CLOSE

Conservation Area: NONE

Distance from Bus Stop: WITHIN 100m

ASSSI: NONE

Distance from Train Halt: 400m+

Monument Record: MINOR

Cycling Distance to City Centre: 5Min CYCLE

Neighbourhood Renewal Area: NONE

Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE

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

Surface Water: MINOR

Avaiability

Topography:

Planning History:

Utilities on Site:

Site for Sale:

Current Availability:

Ownership: Public Sector (DSD/BCC/NIHE)

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: 18

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>USC Unique Ref</th>
<th>2207</th>
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<tbody>
<tr>
<td>Source:</td>
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<tr>
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<td>19567</td>
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<tr>
<td>UCS Character Area:</td>
<td>STRATEGIC CENTRE</td>
</tr>
<tr>
<td>Address:</td>
<td>CHURCH HALL 92-96 BLOOMFIELD AVENUE</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT5</td>
</tr>
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<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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<td>Site Area (ha):</td>
<td>0.0276</td>
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<tr>
<td>Current Land Use:</td>
<td>Underutilised site</td>
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</table>

**Description:** Site currently comprised by Bloomfield Congregational Church with potential to deliver a residential capacity.

**Site Capacity:** 12

## 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>Historical HM. Ref.</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>
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<td>Other use Planning Reference No.:</td>
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</tr>
<tr>
<td>Other use Proposal Description:</td>
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</table>

## 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: | NONE |
| Special Protection Area: | NONE |
| RAMSAR: | NONE |
| Site Retained for further assessment: | Yes |
| Size of Site Retained: | 0.0276 |
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: 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: 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: 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: 12
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
## Site Information

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<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2208</td>
</tr>
<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>20121</td>
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<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
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<tr>
<td>Address</td>
<td>TOILET BLOCK ADJACENT TO 37 TEMPLEMORE AVENUE</td>
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<tr>
<td>Postcode</td>
<td>BT5</td>
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<tr>
<td>District Electoral Area</td>
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<tr>
<td>Site Area (ha)</td>
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<tr>
<td>Description</td>
<td>Site has delivered desired housing - Z/2012/0901/A</td>
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<td>Site Capacity</td>
<td>6</td>
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## Planning History

| Planning granted for residential use: | Yes |
| Planning granted for employment use:  | No  |
| Employment Planning Reference No.:    | Z/2012/0901/A |
| 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</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>Employment Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Mixed Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning</td>
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## Absolute Constraints

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Sites below 0.1ha or 5 residential units:</td>
<td>Yes</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>
<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:** 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:** 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:** 1. Site has full planning permission for housing  
**Site for Sale:**  
**Ownership:** Private  
**Willing Owner:**

**Current Availability:**  
**Multiple Ownships:**  
**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:** 6  
**Potential Housing Type:** Terrace  
**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:** No  
**Phase:**

**Comments:**

4/19/2018 9:55:12 AM  
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Page 2 of 2
Site Information

UCS Unique Ref: 2209
Source: Housing Monitor
HM Ref: 20129
UCS Character Area: ARTERIAL ROUTE
Address: 2-6 CASTLEREAGH PLACE
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0824

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: 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: 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: 24
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: 2210
Source: Housing Monitor
HM Ref: 18032
UCS Character Area: INNER CITY
Address: LAND ADJOINING LONDON ROAD / LISMORE STREET
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 1.1290
Current Land Use: Vacant site
Description: Site current remains vacant and underutilised with potential to deliver a higher residential capacity.
Site Capacity: 226

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: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 1.129

4/19/2018 9:50:28 AM Ref: 2210
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: Slightly sloping

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: 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: 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: Infrastructure works required

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: 226
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:50:28 AM Ref: 2210
# Belfast Urban Capacity Study

## Site Information

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<th>Feature</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
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<td>HM Ref</td>
<td>18062</td>
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<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>LAND ADJACENT TO SYDENHAM PRIMARY SCHOOL PARK AVEN</td>
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<tr>
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<td>BHA 12</td>
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<td>District Electoral Area</td>
<td>TITANIC</td>
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<td>Area Working Group</td>
<td>EAST</td>
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<td>Site Area (ha)</td>
<td>0.3120</td>
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<tr>
<td>Current Land Use</td>
<td>Green space</td>
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<tr>
<td>Description</td>
<td>Site currently planned for Replacement Primary School (14 Classrooms) with siteworks on site of existing Primary School; dismantling Listed Building; moving and re-erecting a section of approximately 50m2 of the listed building</td>
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<tr>
<td>Site Capacity</td>
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## Planning History

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<tbody>
<tr>
<td>Planning granted for residential use</td>
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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 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

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<tr>
<th>Zoning Type</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>
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## Absolute Constraints

<table>
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<tr>
<th>Type</th>
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<tr>
<td>Sites below 0.1ha or 5 residential units</td>
<td>Yes</td>
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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: Yes
Size of Site Retained: 0.312

### 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>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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<td>Site of Local Nature Conservation Importance</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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<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>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>
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<td>Distance from Train Halt</td>
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<tr>
<td>Cycling Distance to City Centre</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>
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<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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<tr>
<td>Ownership</td>
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<td>Willing Owner</td>
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<tr>
<td>Current Availability</td>
<td>Ongoing use not expected to cease</td>
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<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>Details</th>
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<tbody>
<tr>
<td>Market Attractiveness</td>
<td>May come forward but will require some form of public sector support (social housing etc.)</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>
</tr>
<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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</tbody>
</table>
### 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:** No

**Phase:**

**Comments:**
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2214
Source: Housing Monitor
HM Ref: 20154
UCS Character Area: ARTERIAL ROUTE
Address: 268-270 NEWTOWNARDS ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0311
Current Land Use: Underutilised site
Description: Site comprises a two storey building with ground floor retail units with vacant upper floors. The site has the potential to deliver upper floor residential.
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: 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 9:42:33 AM Ref: 2214
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: 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: 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: Yes
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: 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: 2218
Source: Housing Monitor
HM Ref: 20203
UCS Character Area: INNER CITY
Address: 91-97 INVERARY AVENUE
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.2116
Current Land Use: 
Description:
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: 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 9:47:53 AM  Ref: 2218
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: 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:
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: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2219
Source: Housing Monitor
HM Ref: 18015
UCS Character Area: STRATEGIC CENTRE
Address: 323-335 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0631
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:

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Site Suitability Assessment

District Centre: No
Shopping / Commecical 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: 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: 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: 

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: 7
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**: 2220
- **Source**: Housing Monitor
- **HM Ref**: 19667
- **UCS Character Area**: INNER CITY
- **Address**: 18 DUNDELA AVENUE / DUNDELA CRESCENT
- **Postcode**: BT4
- **District Electoral Area**: TITANIC
- **Area Working Group**: EAST
- **Site Area (ha)**: 0.0608
- **Current Land Use**: [Belfast Urban Capacity Study]
- **Description**: Residential Units now complete.
- **Site Capacity**: 5

#### Planning History
- **Planning granted for residential use**: Yes
- **UCS Residential Planning Reference No.**: Z/2014/0604/F
- **Planning granted for employment use**: [Employment Planning Reference No.]
- **Employment Planning Proposal Description**: Amendments to previous approval Z/2008/1944/F demolition of existing dwelling and erection of 1no block of 3 storey apartments consisting of 6no 2 bed units with incurtilage secure parking to rear.
- **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: Yes
Size of Site Retained: 0.0608

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: VERY CLOSE
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:
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
<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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<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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Site Information

UCS Unique Ref: 2223
Source: Housing Monitor
HM Ref: 18885
UCS Character Area: ARTERIAL ROUTE
Address: 321-329 ALBERTBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0496
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

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<tr>
<th>Feature Thoroughfare</th>
<th>Status</th>
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<tbody>
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<td>District Centre</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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<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>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: WITHIN 100m
- Highways 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

#### Current Availability:
- Ownership: Private
- Willing Owner: Private
- Multiple Ownerships: available
- Potential for Ransom Strips: No

### 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

<table>
<thead>
<tr>
<th>Assumption/Type</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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<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>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>

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# Belfast Urban Capacity Study

**Site Information**

- **UCS Unique Ref**: 2224
- **Source**: Housing Monitor
- **HM Ref**: 19588
- **UCS Character Area**: ARTERIAL ROUTE
- **Address**: 98-104 CASTLEREAGH ROAD
- **Postcode**: BT5
- **District Electoral Area**: TITANIC
- **Area Working Group**: EAST
- **Site Area (ha)**: 0.0263
- **Current Land Use**: Planning granted for residential use: Yes

## Site Capacity

- **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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Ref: 2224
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: 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: 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: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2225
Source: Housing Monitor
HM Ref: 20162
UCS Character Area: ARTERIAL ROUTE
Address: 1-5 BELMONT ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0723
Description: Site currently comprises ground floor Tesco unit with single upper floor residential flat.

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: 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: 0.0723
**Site Suitability Assessment**

<table>
<thead>
<tr>
<th>District Centre:</th>
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</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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<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>
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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>
<td>NONE</td>
</tr>
<tr>
<td>Tidal Flood Plain:</td>
<td>NONE</td>
</tr>
<tr>
<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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<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>Medium density</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>
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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>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**

<table>
<thead>
<tr>
<th>Planning History:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Site for Sale:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Yes</td>
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<tr>
<td>Willing Owner:</td>
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</table>

<table>
<thead>
<tr>
<th>Current Availability:</th>
<th>Ongoing use not expected to cease</th>
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<tbody>
<tr>
<td>Multiple Ownership:</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>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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</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>30</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>
<td>No</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: 2228
Source: Housing Monitor
HM Ref: 20169
UCS Character Area: ARTERIAL ROUTE
Address: 174 ALBERTBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0209
Current Land Use: Underutilised site
Description: Two Storey Ulster Unionist Party Office currently in operation however current letting of 1st floor office unit.
Site Capacity: 6

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: 

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## Site Suitability Assessment

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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>Known Contamination and Ground Stability Issues:</td>
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<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>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>
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</tr>
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</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>
<tr>
<td>Current Availability:</td>
</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>Market Attractiveness:</th>
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</thead>
<tbody>
<tr>
<td>Market likely to deliver</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>

### Conclusions

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: | 6 |
| 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>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>12618</td>
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<td>INNER CITY</td>
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<td>Address</td>
<td>LANDS TO THE REAR OF MCARTHUR COURT</td>
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<tr>
<td>Postcode</td>
<td>BHA 12</td>
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<td>District Electoral Area</td>
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<tr>
<td>Area Working Group</td>
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<td>Site Area (ha)</td>
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<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
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<td>Description</td>
<td>Heavily underutilised site with vacany porticabin units.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>12</td>
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### Planning History

- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** Historical Application.
- **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:** 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 9:53:23 AM

Ref: 2233

Page 1 of 2

374
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: VERY CLOSE
Distance from Arterial Route: 100m-200
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: 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: 12
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
Site Information

UCS Unique Ref: 2237
Source: Housing Monitor
HM Ref: 19561
UCS Character Area: STRATEGIC CENTRE
Address: 288 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 1.1368
Current Land Use:
Description:

Site Capacity: 141

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>Feature</th>
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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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### Availability

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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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<td>Ownership: Private</td>
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<td>Willing Owner:</td>
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### Achievability

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

<table>
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<tr>
<th>Assumption</th>
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<td>Housing Density Assumption</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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<tr>
<td>Traveller Site:</td>
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<td>Phase:</td>
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<tr>
<td>Comments:</td>
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4/19/2018 9:42:49 AM  Ref: 2237
Site Information

UCS Unique Ref: 2238
Source: Housing Monitor
HM Ref: 19582
UCS Character Area: ARTERIAL ROUTE
Address: 282-286 NEWTOWNARDS ROAD

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0262
Current Land Use: Underutilised site

Description: The site contains a three storey building with ground floor commercial units along with upper floor residential.

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: 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 9:42:44 AM Ref: 2238
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: 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: 5
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:
## Site Information

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<td>13140</td>
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<tr>
<td>Address</td>
<td>116-118 UPPER NEWTOWNARDS ROAD</td>
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## Planning History

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

## 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 9:38:04 AM Ref: 2243
### 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>
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</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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<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>Topography:</td>
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<tr>
<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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<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>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 Ownerships:</td>
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<td>Ownership:</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>
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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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<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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<tr>
<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: 2244
Source: Housing Monitor
HM Ref: 21241
UCS Character Area: INNER CITY
Address: DRD CAR PARK ADJACENT TO 15 & 17 PARKGATE AVENUE
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.2074
Current Land Use: Surface level car park
Description: Proposed 3 storey social housing apartment block comprising of 9no. 3 person 2 bedroom apartments and 1no 3 person 2 bedroom semi detached with associated access and site works
Site Capacity: 10

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2012/0758/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: 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 9:49:18 AM Ref: 2244
**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:** MINOR
- **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:** 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:**
- **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:** Apartment/Flat
- **Employment Density Assumption:**
- **Employment Yield:**
- **Potential Employment Type:**
- **Traveller Site:**
- **Phase:**
- **Comments:**
**Belfast Urban Capacity Study**

### Site Information

- **UCS Unique Ref:** 2246
- **Source:** Housing Monitor
- **HM Ref:** 12532
- **UCS Character Area:** ARTERIAL ROUTE
- **Address:** LANDS AT WOODSTOCK ROAD/BEERSBRIDGE ROAD JUNCTION
- **Postcode:** BT5 / BT6
- **District Electoral Area:** TITANIC
- **Area Working Group:** EAST
- **Site Area (ha):** 0.2046
- **Current Land Use:** Underutilised site
- **Description:** Site currently comprises small motor trade business. The site has the potential to deliver a higher capacity residential offer.

### 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:** NONE
- **Potential Open Space:** NONE
- **Land identified for Health Use:** NONE
- **River (Fluvial) Floodplain:** NONE
- **Special Protection Area:** NONE
- **RAMSAR:** NONE
- **Site Retained for further assessment:** Yes
- **Size of Site Retained:** 0.2046

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Site Suitability Assessment

District Centre:  No
Shopping / Commerical Area:  Yes
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:  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:  
Ownership:  Private
Willing Owner:  No

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:  63
Potential Housing Type:  Apartment
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  No
Phase:  
Comments:  

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Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2247
Source: Housing Monitor
HM Ref: 20181
UCS Character Area: INNER CITY
Address: LANDS AT 1-3 GLENHOY MEWS

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0858

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: 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: NONE
Neighbouring Area Characteristics: NONE
Residential Area Characteristics: VERY FAR
Protected Route: 400m+
Distance from Arterial Route: ADJACENT
Highway Access to Site: 200-400m
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):

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: NONE
Current Availability:
Multiple Ownerships: Yes
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: NONE
Potential Employment Type: NONE
Traveller Site: NONE
Phase: NONE
Comments: NONE
## Site Information

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<td>Source</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

| 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

### Neighbouring Area Characteristics:
- Distance from Arterial Route:
  - 400m+

### Known Contamination and Ground Stability Issues:
- High Valley 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:
- 9

### Potential Housing Type:
- Apartment/Flat

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:
Site Information

UCS Unique Ref: 2249
Source: Housing Monitor
HM Ref: 20299
UCS Character Area: INNER CITY
Address: MERSEY STREET PRIMARY SCHOOL 78 MERSEY STREET
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.8073
Current Land Use: Underutilised site
Description: Site comprises the grounds of Mersey Street Primary School and has the potential to deliver higher density residential throughout the duration of the plan period. Site has no current application for residential use.
Site Capacity: 30

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: 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: 0.8
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: 200-400m
Highway Access to Site: ADJACENT
Distance from Bus Stop: 200-400m
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: 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: 30
Potential Housing Type: Semi-Detached

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

Comments:
Site Information

UCS Unique Ref: 2251
Source: Housing Monitor
HM Ref: 20192
UCS Character Area: INNER CITY
Address: 9-11 LARKFIELD ROAD
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1049
Current Land Use:
Description: Site currently comprises two bungalow dwellings
Site Capacity: 7

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:
Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified 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

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Ref: 2251
**Site Suitability Assessment**

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<td>Shopping / Commercial Area:</td>
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<td>Area of Townscape Character:</td>
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<td>Tidal Flood Plain:</td>
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**Availability**

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<th>Current Availability</th>
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<td>Site for Sale:</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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**Conclusions**

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<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**

| 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: | |
Site Information

UCS Unique Ref: 2252
Source: Housing Monitor
HM Ref: 20144
UCS Character Area: ARTERIAL ROUTE
Address: 95-103 BEERSBRIDGE ROAD

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0182
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: 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:** 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:**
- **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: 2254
Source: Housing Monitor
HM Ref: 18909
UCS Character Area: ARTERIAL ROUTE
Address: 173-175 NEWTOWNARDS ROAD AND NO. 1 TEMPLEMORE AVEN
Postcode: BT4 / BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0274
Current Land Use: Vacant site
Description: Current condition of site comprises vacant land plot with potential to deliver residential in future.
Site Capacity: 12

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: 0.03
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: 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: 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: 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: 12
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
### Site Information

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<td>20183</td>
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### Planning History

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<tr>
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<td>Historical HM Ref.</td>
</tr>
<tr>
<td>Planning granted for employment use</td>
<td>No</td>
</tr>
<tr>
<td>Employment Planning Reference No.:</td>
<td></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>
<td>No</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>Field</th>
<th>Value</th>
</tr>
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<tbody>
<tr>
<td>Employment Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Mixed Zoning</td>
<td>No</td>
</tr>
<tr>
<td>Housing Zoning</td>
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### 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>Yes</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>
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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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<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>
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<tr>
<td>Size of Site Retained:</td>
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### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>District Centre:</td>
<td>No</td>
</tr>
<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>
<td>LLPA:</td>
<td>MINOR</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>
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</tr>
<tr>
<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>
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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>
<td>Utilities on Site:</td>
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<tr>
<td>Known Contamination and Ground Stability Issues:</td>
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<td>Residential Area Characteristics:</td>
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<tr>
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<tr>
<td>Distance from Arterial Route:</td>
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<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>10Min 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>Feature</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Planning History:</td>
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<tr>
<td>Site for Sale:</td>
<td>No</td>
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<tr>
<td>Ownership:</td>
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<tr>
<td>Willing Owner:</td>
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<td>Current Availability:</td>
<td>Vacant</td>
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<tr>
<td>Potential for Ransom Strips:</td>
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### Achievability

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<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>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<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>
<td>Is the Site Achievable?</td>
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### Yield, Phasing & Type

<table>
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<th>Description</th>
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<tr>
<td>Housing Density Assumption (Dwellings per hectare):</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>
<td>Potential Employment Type:</td>
<td></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>
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</table>
# Belfast Urban Capacity Study

## Site Information

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Value</th>
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<tbody>
<tr>
<td>UCS Unique Ref</td>
<td>2256</td>
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<tr>
<td>Source</td>
<td>Housing Monitor</td>
</tr>
<tr>
<td>HM Ref</td>
<td>19606</td>
</tr>
<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>STRAND PRESBYTERIAN CHURCH CONNSBROOK AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BHA 12</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>TITANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.0896</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant site</td>
</tr>
<tr>
<td>Description</td>
<td>Site currently vacant with land plot potential to deliver residential units.</td>
</tr>
<tr>
<td>Site Capacity</td>
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## 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>
<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>
<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: | 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: NONE
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): NONE

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:
Ownership: Private Potential for Ransom Strips: None
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: 5
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield: None
Potential Employment Type: None
Traveller Site: None
Phase: None
Comments: None

4/19/2018 9:54:51 AM
Ref: 2256
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2259
Source: Housing Monitor
HM Ref: 20146
UCS Character Area: INNER CITY
Address: 211 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0199
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: 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: 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: approved planning density
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: 2260
Source: Housing Monitor
HM Ref: 157
UCS Character Area: ARTERIAL ROUTE
Address: 14-36 THE MOUNT
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.3860
Current Land Use: Underutilised site
Description: Site currently comprises underutilised units with potential to deliver a higher residential capacity.
Site Capacity: 75

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: 0.386
Site Suitability Assessment

<table>
<thead>
<tr>
<th>District Centre:</th>
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</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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<td>AQMA:</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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<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>

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 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: 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: 75

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:
Site Information

UCS Unique Ref: 2261
Source: Housing Monitor
HM Ref: 20297
UCS Character Area: ARTERIAL ROUTE
Address: 239-255 NEWTOWNARDS ROAD

Postcode: BT4 / BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.7083

Description: Site at current Skains Square (Z/2010/0166/F). The development is currently on-going with 19 units remaining with regard to delivery.

Site Capacity: 42

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2010/0166/F
Planning granted for employment use: Yes
Employment Planning Reference No.: Z/2010/0166/F
Employment Planning Proposal Description:
Planning granted for other land use: Yes
Other use Planning Reference No.: Z/2010/0166/F
Other use Proposal Description: Mixed Use

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: Yes
Size of Site Retained: 0.71
## Site Suitability Assessment

<table>
<thead>
<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>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>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>
<td>Protected Route</td>
<td>CLOSE</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>
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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>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
<td>10Min WALK</td>
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| Enhancements to the Proposed Transport Network (BRT, Road Improvements): | }

## Availability

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<th>Details</th>
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<tbody>
<tr>
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<td>Site for Sale:</td>
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<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>Willing Owner:</td>
<td>Yes</td>
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<tr>
<td>Current Availability:</td>
<td>Ongoing use not expected to cease</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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</table>

## Achievability

<table>
<thead>
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<td>Current Capacity within system</td>
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<td>Network can accommodate new development</td>
</tr>
</tbody>
</table>

## Conclusions

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</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>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>19</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>
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</tr>
<tr>
<td>Traveller Site:</td>
<td>No</td>
</tr>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
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</tr>
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</table>
Site Information

UCS Unique Ref: 2263
Source: Housing Monitor
HM Ref: 19548
UCS Character Area: ARTERIAL ROUTE
Address: 52 MOUNT STREET
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0608
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>
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</thead>
<tbody>
<tr>
<td>District Centre</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>
<tr>
<td>LLPA</td>
<td>NONE</td>
</tr>
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<td>Site of Local Nature Conservation Importance</td>
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<td>AQMA</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>
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<td>Topography</td>
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<table>
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<tr>
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<tr>
<td>Utilities on Site</td>
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</tr>
<tr>
<td>Protected Route</td>
<td>VERY FAR</td>
</tr>
<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>
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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>5Min CYCLE</td>
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<tr>
<td>Walking Distance to City Centre</td>
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<tr>
<th>Enhancement to the Proposed Transport Network</th>
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### Availability

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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>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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<tbody>
<tr>
<td>Infrastructure Constraints - Waste Water Treatment</td>
<td></td>
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<tr>
<td>System</td>
<td></td>
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<tr>
<td>Infrastructure Constraints - Transport Network</td>
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### Conclusions

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### Yield, Phasing & Type

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<th>Assumption</th>
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<td>Housing Density Assumption (Dwellings per hectare)</td>
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<td>Housing Yield</td>
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<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></td>
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<tr>
<td>Phase</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>
Site Information

UCS Unique Ref: 2265
Source: Housing Monitor
HM Ref: 19556
UCS Character Area: INNER CITY
Address: 197-203 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0539
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 9:40:59 AM Ref: 2265
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:
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: 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:** 2266
- **Source:** Housing Monitor
- **HM Ref:** 21234
- **UCS Character Area:** ARTERIAL ROUTE
- **Address:** 119 - 125 HOLYWOOD ROAD
- **Postcode:** BT4
- **District Electoral Area:** TITANIC
- **Site Area (ha):** 0.1443
- **Current Land Use:** Vacant site
- **Description:** Proposed 4 storey mix-use development comprising 4 no. ground floor retail units and 19 no. 2 bedroom apartments above and associated car parking and access.
- **Site Capacity:** 19

### Planning History
- **Planning granted for residential use:** Yes
- **UCS Residential Planning Reference No.:** Z/2011/0477/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:**
### 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 / Commercial Area:</td>
<td>NONE</td>
<td>Known Contamination and Ground Stability Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Area of Townscape Character:</td>
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<td>Neighbouring Area Characteristics:</td>
<td>Commercial</td>
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<tr>
<td>Lagan Valley Regional Park:</td>
<td>NONE</td>
<td>Residential Area Characteristics:</td>
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</tr>
<tr>
<td>LLPA:</td>
<td>NONE</td>
<td>Protected Route:</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>NONE</td>
<td>Distance from Bus Stop:</td>
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<td>Distance from Train Halt:</td>
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<tr>
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<td>Neighbourhood Renewal Area:</td>
<td>NONE</td>
<td>Walking Distance to City Centre:</td>
<td>10Mins+ WALK</td>
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<tr>
<td>Listed Building:</td>
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<td>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</td>
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</tr>
<tr>
<td>Tidal Flood Plain:</td>
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<td></td>
</tr>
<tr>
<td>Surface Water:</td>
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<td></td>
</tr>
<tr>
<td>Topography:</td>
<td>Flat</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Availability

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

### 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

| 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: | 19 |
| Housing Yield: | Apartment/Flat |
| Potential Housing Type: | |
| Development Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |

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Site Information

UCS Unique Ref: 2267
Source: Housing Monitor
HM Ref: 18828
UCS Character Area: STRATEGIC CENTRE
Address: 2 AND 2A LENA STREET
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0449
Current Land Use: Underutilised site
Description: Site currently underutilised with potential to deliver a residential capacity.
Site Capacity: 9

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: 0.0449

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### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Shopping / Commercial Area:</td>
<td>NONE</td>
</tr>
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<td>Area of Townscape Character:</td>
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<td>Topography:</td>
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<td>Known Contamination and Ground Stability Issues:</td>
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<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>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: 2269
Source: Housing Monitor
HM Ref: 18807
UCS Character Area: ARTERIAL ROUTE
Address: 1-3 EVELYN AVENUE

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0097
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 9:38:34 AM Ref: 2269
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 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:
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: 5
Housing Yield: 5
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

<table>
<thead>
<tr>
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<th>2270</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source</td>
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</tr>
<tr>
<td>HM Ref</td>
<td>12421</td>
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<tr>
<td>UCS Character Area</td>
<td>INNER CITY</td>
</tr>
<tr>
<td>Address</td>
<td>72-86 PARKGATE AVENUE</td>
</tr>
<tr>
<td>Postcode</td>
<td>BT4</td>
</tr>
<tr>
<td>District Electoral Area</td>
<td>TITANIC</td>
</tr>
<tr>
<td>Area Working Group</td>
<td>EAST</td>
</tr>
<tr>
<td>Site Area (ha)</td>
<td>0.3821</td>
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<tr>
<td>Current Land Use</td>
<td>Underutilised site</td>
</tr>
<tr>
<td>Description</td>
<td>Site comprises leisure facility although has potential to deliver future residential units.</td>
</tr>
<tr>
<td>Site Capacity</td>
<td>49</td>
</tr>
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</table>

## Planning History

| Planning granted for residential use | No |
| 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    | Yes |

## 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 | 0.38 |

Belfast Urban Capacity Study
**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>
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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>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>
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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>SIGNIFICANT</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: | Residential |
| Residential Area Characteristics: | Medium density |
| Protected Route: | CLOSE |
| 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 |

**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: | 49 |
| Potential Housing Type: | Apartment/Flat |
| Employment Density Assumption: | |
| Employment Yield: | |
| Potential Employment Type: | |
| Traveller Site: | No |
| Phase: | |
| Comments: | |

4/19/2018 9:47:00 AM  Ref: 2270
**Site Information**

UCS Unique Ref: 2272  
Source: Housing Monitor  
HM Ref: 19612  
UCS Character Area: STRATEGIC CENTRE  
Address: 16-22 UPPER NEWTOWNARDS ROAD  
Postcode: BT4  
District Electoral Area: TITANIC  
Area Working Group: EAST  
Site Area (ha): 0.0312  
Current Land Use: Underutilised site  
Description: Change of use from existing furniture store, coffee shop and hot food takeaway to 9 apartments with elevational changes.  
Site Capacity: 10

**Planning History**

Planning granted for residential use: Yes  
UCS Residential Planning Reference No.: LA04/2015/0233/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: 0.0312
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: 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: 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:

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
Revised Density Assumption:
Housing Yield: 10
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

4/19/2018 9:39:55 AM
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2273
Source: Housing Monitor
HM Ref: 20624
UCS Character Area: INNER CITY
Address: 179-181 BEERSBRIDGE ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0909
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: 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: 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): VERY FAR

Availability
Planning History:
Site for Sale: Yes
Ownership: Private
Willing Owner: YES
Current Availability:
Multiple Ownerships: Very Close
Potential for Ransom Strips: VERY FAR

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

Conclusions
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: VERY FAR
Potential Employment Type: VERY FAR
Traveller Site: VERY FAR
Phase: VERY FAR
Comments: VERY FAR
# Belfast Urban Capacity Study

## Site Information

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<tr>
<th>UCS Unique Ref</th>
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<td>Source:</td>
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<td>HM Ref:</td>
<td>21236</td>
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<tr>
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<td>INNER CITY</td>
</tr>
<tr>
<td>Address:</td>
<td>18 DENORRTON PARK</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT4</td>
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<tr>
<td>District Electoral Area:</td>
<td>TITANIC</td>
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<td>Area Working Group:</td>
<td>EAST</td>
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<td>Site Area (ha):</td>
<td>0.2082</td>
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<td>Current Land Use:</td>
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<td>Description:</td>
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</table>

Demolition of No.18 Denorton Park and erection of 4No. town houses and 4No. two bedroom apartments

| Site Capacity: | 11 |

## Planning History

<table>
<thead>
<tr>
<th>Planning granted for residential use:</th>
<th>Yes</th>
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<tr>
<td>UCS Residential Planning Reference No.:</td>
<td>Z/2015/0212/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>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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</table>

## 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:

**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>
<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>
<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>
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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>
</tr>
<tr>
<td>Listed Building</td>
<td>NONE</td>
</tr>
<tr>
<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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<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>
<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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<td>Distance from Bus Stop</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>
<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**

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<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
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<td>1. Site has full planning permission for housing</td>
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<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>Multiple Ownerships</td>
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<tr>
<td>Potential for Ransom Strips</td>
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**Achievability**

<table>
<thead>
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<th>Feature</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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**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>
</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>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>Employment Density Assumption:</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>
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2275
Source: Housing Monitor
HM Ref: 20172
UCS Character Area: STRATEGIC CENTRE
Address: 6-20 BLOOMFIELD AVENUE
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1112
Current Land Use: Underutilised site
Description: Site currently used as temporary car wash
Site Capacity: 30

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: 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: 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: 0.1112
## 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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<td>Shopping / Commercial 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>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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<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>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>
<td>400m+</td>
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<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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<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>Market Attractiveness:</th>
<th>Network 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>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>
</tr>
<tr>
<td>Refined Density Assumption:</td>
<td></td>
</tr>
<tr>
<td>Housing Yield:</td>
<td>30</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: 2276
Source: Housing Monitor
HM Ref: 18852
UCS Character Area: STRATEGIC CENTRE
Address: 374-378 NEWTOWNARDS ROAD

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0327
Current Land Use: Vacant site
Description: Site comprises vacant two storey units with the capability to deliver residential units.

Site Capacity: 8

Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Historical Application
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: 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: Yes
Size of Site Retained: 0.03

4/19/2018 9:44:11 AM Ref: 2276
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: 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: 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: Yes
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: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:
Site Information

UCS Unique Ref: 2279
Source: Housing Monitor
HM Ref: 20316
UCS Character Area: ARTERIAL ROUTE
Address: 127 NORTH ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0973
Current Land Use:

Description: Land currently occupied via established residential dwelling with limited possibility to increase residential capacity much further with plan period.
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: 0.0973
### Site Suitability Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</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>
<td></td>
</tr>
<tr>
<td>AQMA</td>
<td>NONE</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>SIGNIFICIANT</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>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>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>
<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>Ongoing use not expected to cease</td>
</tr>
<tr>
<td>Ownership</td>
<td>Multiple Ownerships:</td>
</tr>
<tr>
<td>Willing Owner</td>
<td>Potential for Ransom Strips:</td>
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</table>

### Achievability

<table>
<thead>
<tr>
<th>Market Attractiveness</th>
<th>Network can accommodate new development</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></td>
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</table>

### Conclusions

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<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>
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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>
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<tr>
<td>Housing Yield:</td>
<td>5</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>
<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>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>
Belfast Urban Capacity Study

Site Information
UCS Unique Ref: 2281
Source: Housing Monitor
HM Ref: 347
UCS Character Area: INNER CITY
Address: REAR OF 99-115 CONNSBROOK AVENUE
Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0549
Current Land Use: Vacant site
Description: Proposed 4 storey building of 15 apartments, siteworks + carparking
Site Capacity: 15

Planning History
Planning granted for residential use: Yes
UCS Residential Planning Reference No.: Z/2014/1652/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: 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 / 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>
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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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<td>Conservation Area:</td>
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<td>ASSSI:</td>
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</tr>
<tr>
<td>Monument Record:</td>
<td>NONE</td>
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<tr>
<td>Neighbourhood Renewal Area:</td>
<td>MINOR</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>
<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>
<td>Residential Area Characteristics:</td>
<td>Medium density</td>
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<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>
<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>
<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
Refined Density Assumption:

Housing Yield: 15
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>UCS Unique Ref</th>
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<tr>
<td>Source:</td>
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<td>HM Ref:</td>
<td>20335</td>
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<tr>
<td>UCS Character Area:</td>
<td>INNER CITY</td>
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<tr>
<td>Address:</td>
<td>OLD CLINIC, CHERRYVILLE STREET</td>
</tr>
<tr>
<td>Postcode:</td>
<td>BT6</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>
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<td>Site Area (ha):</td>
<td>0.0679</td>
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### 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>
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<tr>
<td>Planning granted for employment use:</td>
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</tr>
<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>
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</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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</table>

### Land Use Zoning

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

Size of Site Retained: 10
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: 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): 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: Private
Infrastructure Constraints - Transport Network: Private

Conclusions
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: 2283
Source: Housing Monitor
HM Ref: 12018
UCS Character Area: ARTERIAL ROUTE
Address: 64-72 CASTLEREAGH STREET

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0323
Current Land Use: Belfast Urban Capacity Study

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: 

4/19/2018 9:46:29 AM Ref: 2283
<table>
<thead>
<tr>
<th>Site Suitability Assessment</th>
</tr>
</thead>
<tbody>
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<td><strong>District Centre:</strong></td>
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<tr>
<td><strong>Shopping / Commerical Area:</strong></td>
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<td><strong>Lagan Valley Regional Park:</strong></td>
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<td><strong>Surface Water:</strong></td>
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<tr>
<td><strong>Topography:</strong></td>
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</tbody>
</table>

<table>
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<tr>
<th>Utilities on Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Known Contamination and Ground Stability Issues:</td>
</tr>
</tbody>
</table>

| Neighbouring Area Characteristics: |

| Residential Area Characteristics: |

<table>
<thead>
<tr>
<th>Protected Route:</th>
<th>VERY FAR</th>
</tr>
</thead>
<tbody>
<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>
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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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</tbody>
</table>

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

**Availabilty**

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

<table>
<thead>
<tr>
<th>Housing Density Assumption (Dwellings per hectare):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refined Density Assumption:</td>
</tr>
<tr>
<td>Approved planning density</td>
</tr>
<tr>
<td>Housing Yield: 8</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: 2287
Source: Housing Monitor
HM Ref: 20315
UCS Character Area: WIDER CITY
Address: 70 NORTH ROAD
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0887
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 / Commerical Area: NONE
Area of Townscape Character: NONE
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance: NONE
Lagan Valley Regional Park: NONE
LLPA: 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

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:
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2288
Source: Housing Monitor
HM Ref: 19665
UCS Character Area: INNER CITY
Address: 45 & 47 JOCELYN AVENUE AND 61, 63 & 65 EUSTON STR
Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0216
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: 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>
<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></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>Highways 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>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>Multiple Ownerships:</td>
</tr>
<tr>
<td>Ownership: Private</td>
<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>
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</table>

### Conclusions

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<tbody>
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<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: |
Site Information

UCS Unique Ref: 2289
Source: Housing Monitor
HM Ref: 368
UCS Character Area: ARTERIAL ROUTE
Address: 177-187 NEWTOWNARDS ROAD

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0336
Current Land Use: Vacant site
Description: Vacant land plot located at junction of Templemore Avenue and Newtownards Rd.

Site Capacity: 20

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: 0.03
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>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>NONE</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>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>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>200-400m</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>
</tbody>
</table>

Availability

<table>
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<tr>
<th>Planning History:</th>
</tr>
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<tbody>
<tr>
<td>Site for Sale:</td>
</tr>
<tr>
<td>Ownership:</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>
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Achievability

<table>
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<th>Market Attractiveness:</th>
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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>
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<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:                                      | 20                         |
| Potential Housing Type:                             | Apartment/Flat             |
| Employment Density Assumption:                      |                            |
| Employment Yield:                                   |                            |
| Potential Employment Type:                          |                            |
| Traveller Site:                                     | No                         |
| Phase:                                               |                             |
| Comments:                                           |                             |
### Site Information

**UCS Unique Ref**: 2290  
**Source**: Housing Monitor  
**HM Ref**: 18816  
**UCS Character Area**: ARTERIAL ROUTE  
**Address**: 333-339 ALBERTBRIDGE ROAD

**Postcode**: BT5  
**District Electoral Area**: TITANIC  
**Area Working Group**: EAST  
**Site Area (ha)**: 0.0481  
**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**: MINOR  
  - **Special Protection Area**: NONE  
  - **RAMSAR**: NONE  
  - **Site Retained for further assessment**: Yes  

**Size of Site Retained**:  

---

4/19/2018 9:43:38 AM Ref: 2290
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: 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:
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: 22
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

4/19/2018 9:43:38 AM  Ref: 2290
Belfast Urban Capacity Study

Site Information

UCS Unique Ref: 2292
Source: Housing Monitor
HM Ref: 18823
UCS Character Area: ARTERIAL ROUTE
Address: 7 MOUNTPOTTINGER ROAD

Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1275
Current Land Use: Vacant site
Description: Site remains vacant. Z/2010/0553/F

Site Capacity: 30

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: 0.1275
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: 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: 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: 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: 30
  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: 2294
Source: Housing Monitor
HM Ref: 20149
UCS Character Area: ARTERIAL ROUTE
Address: 81-89 CASTLEREAGH STREET
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0458
Current Land Use:
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
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: 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: 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: 16
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments: