

Housing Monitor

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

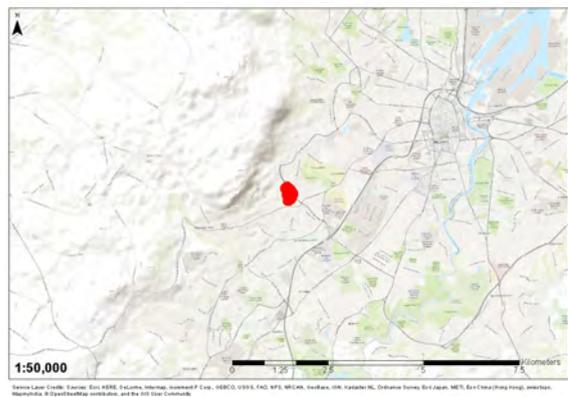
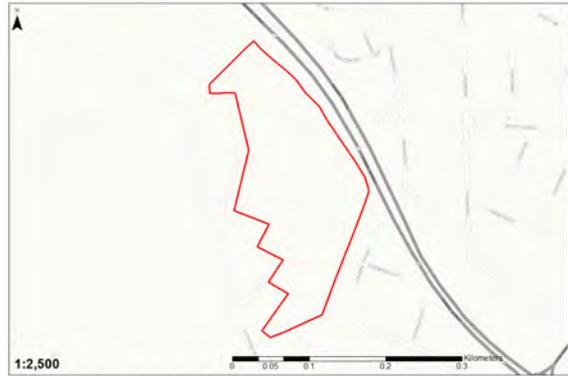
Site Area (ha): 3.9656

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	10Mins+ CYCLE
Neighbourhood Renewal Area:	MINOR	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:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:	4. Site has outline planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	Yes
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: 99

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

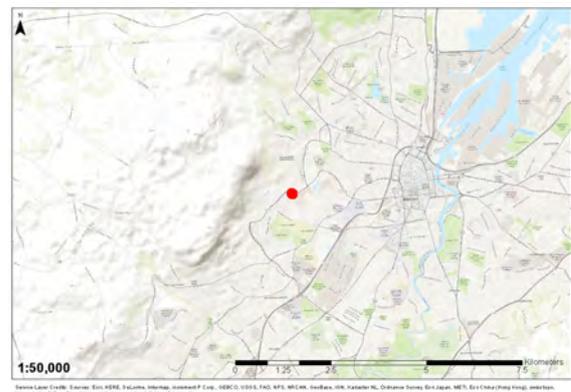
Belfast Urban Capacity Study

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
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 / 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: 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: Public Sector (DSD/BCC/NIHE)

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

Site Information

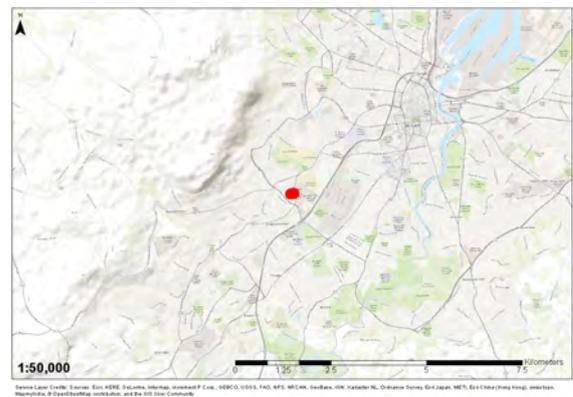
UCS Unique Ref	1923
Source:	Housing Monitor
HM Ref:	20503
UCS Character Area:	STRATEGIC CENTRE
Address:	5-7 ANDERSONSTOWN ROAD & 4-6 ANDERSTOWN PARK
Postcode:	BT11
District Electoral Area:	BLACK MOUNTAIN
Area Working Group:	WEST
Site Area (ha):	0.2688
Current Land Use:	
Description:	



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

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

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: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

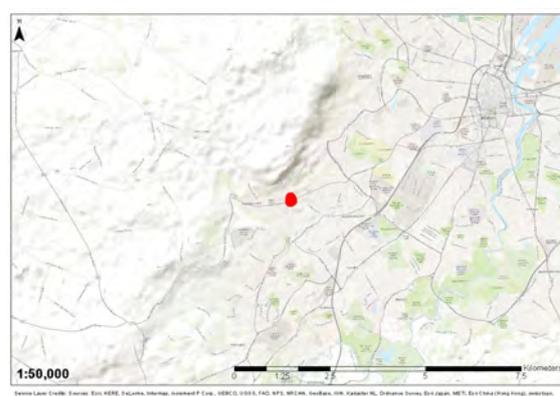
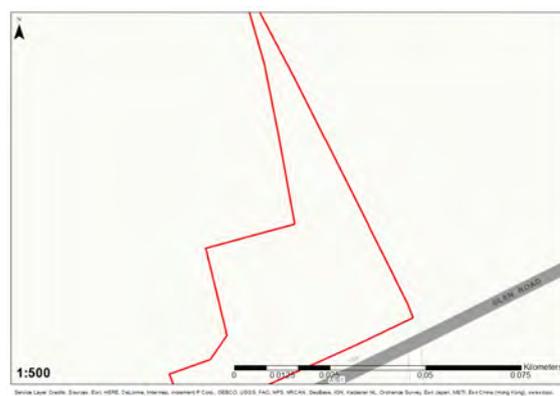
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	Slightly sloping		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

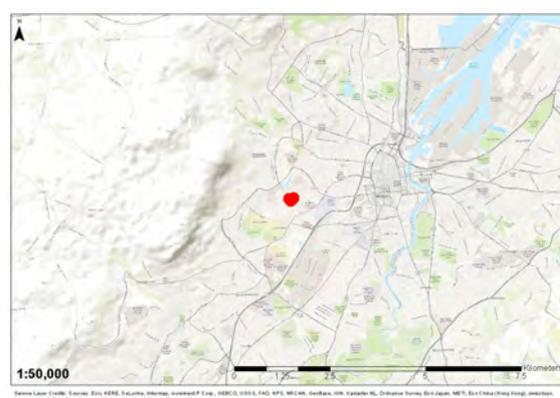
Yield, Phasing & Type

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.:	
Employment Planning Proposal Description:	
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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Leisure and Recreation
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
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:	Flat		

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145
Refined Density Assumption:
Housing Yield: 32
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

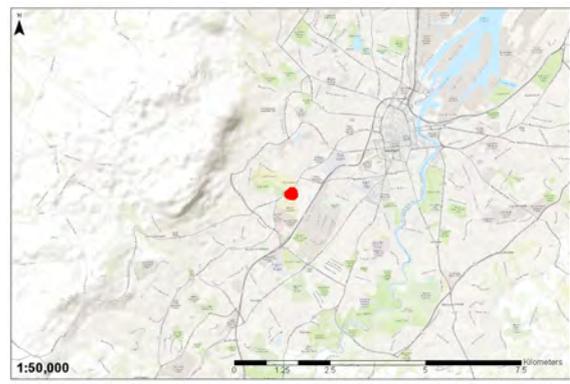
Belfast Urban Capacity Study

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:
Description:

Site Capacity: 29



Planning History

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

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	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:	SERIOUS	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:			

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

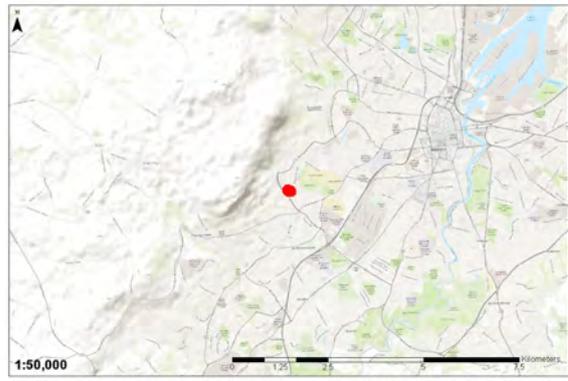
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	7
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1931
Source: Housing Monitor
HM Ref: 20245
UCS Character Area: WIDER CITY
Address: 2A TRINITY LODGE, MONAGH GROVE

Postcode: BT4
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.4003
Current Land Use:
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.:
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:	0.4003

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ 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:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

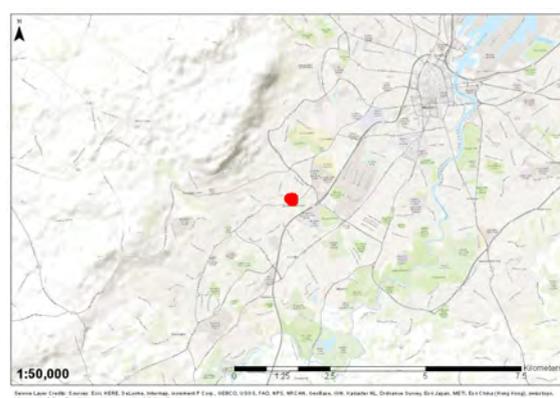
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 12
Potential Housing Type: Construction of 12 No. apartments with associated landscaping, fencing and car parking with addition
Employment Density Assumption:
Employment Yield:
Potential 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
Current Land Use:
Description:

Site Capacity: 20



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: 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: 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:
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:

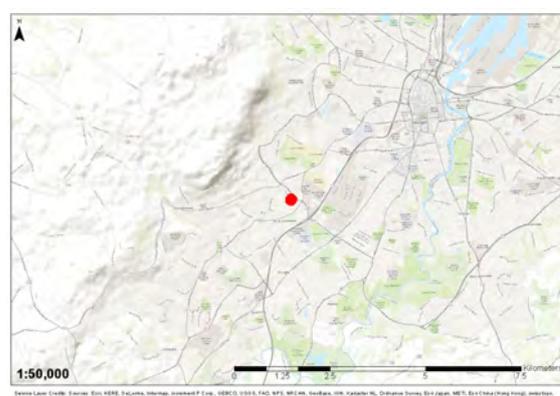
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
Description:

Site Capacity: 6



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: 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): 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	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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ 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:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:	4. Site has outline planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	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:

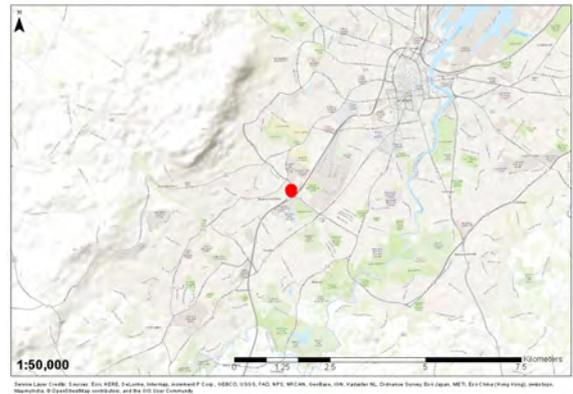
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1941
Source: Housing Monitor
HM Ref: 18054
UCS Character Area: STRATEGIC CENTRE
Address: LAND BOUNDED BY STOCKMANS CRESCENT AND KENNEDY WAY
Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.3182
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:			

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

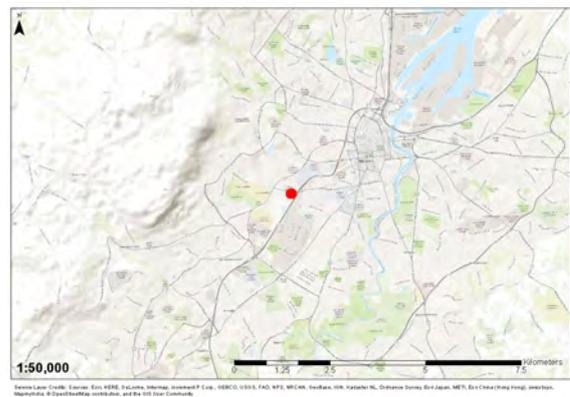
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	SERIOUS	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

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

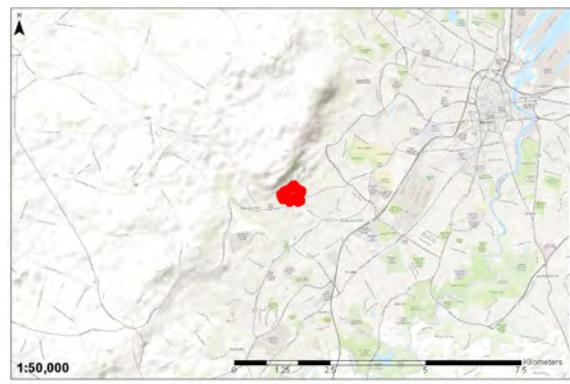
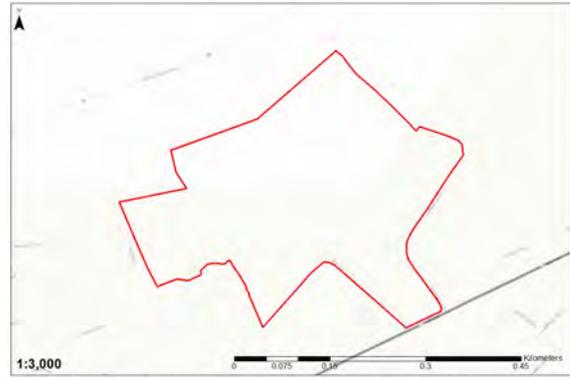
Yield, Phasing & Type

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 89no general needs housing units and 3no 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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
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: 315

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

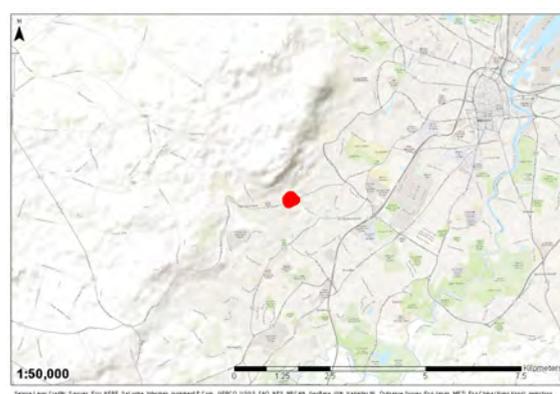
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

Market Attractiveness:	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):	Site zoned for traveller use in BMAP
Refined Density Assumption:	
Housing Yield:	10
Potential Housing Type:	Bungalow
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	Yes
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1946
Source: Housing Monitor
HM Ref: 21188
UCS Character Area: WIDER CITY
Address: COLIN GLEN PARK BETWEEN COLIN GLEN & NIE SUBSTATIO
Postcode: BT17
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 2.2158
Current Land Use:
Description:

Site Capacity: 67



Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted 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
Size of Site Retained:

Site Suitability Assessment

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 67

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

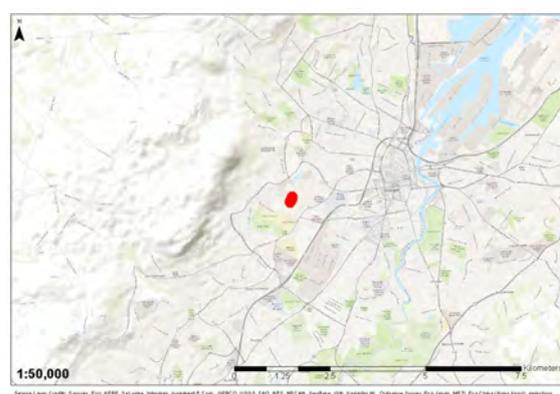
Phase:

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
Area Working Group:	WEST
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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:			

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

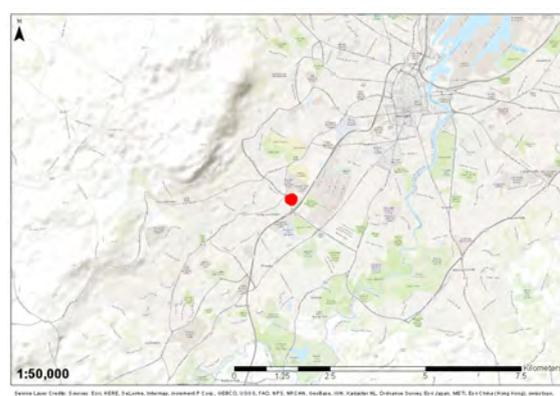
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	8
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	1949
Source:	Housing Monitor
HM Ref:	12225
UCS Character Area:	STRATEGIC CENTRE
Address:	SITE AT BLACKSTAFF ROAD ADJACENT TO KENNEDY WAY
Postcode:	BT11
District Electoral Area:	BLACK MOUNTAIN
Area Working Group:	WEST
Site Area (ha):	0.1723
Current Land Use:	
Description:	

Site Capacity: 36



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / Commerical Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: SIGNIFICANT
Conservation Area: NONE
ASSSI: NONE
Monument Record: 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: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple 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: 36

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

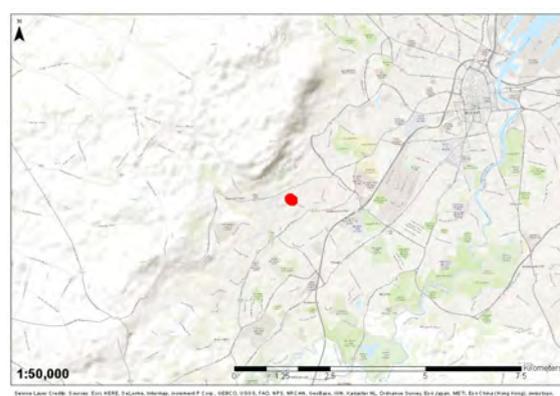
Site Information

UCS Unique Ref: 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:

Site Suitability Assessment

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

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: 35

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

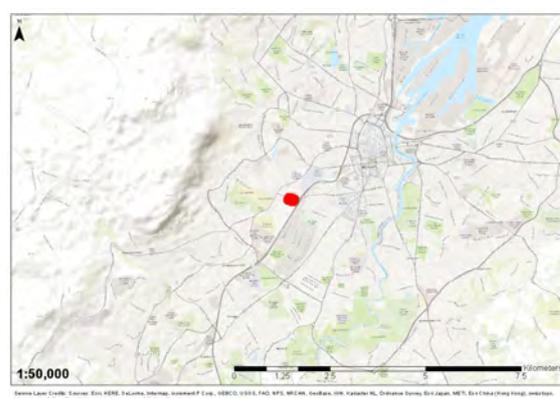
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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

Site Suitability Assessment

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

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: 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

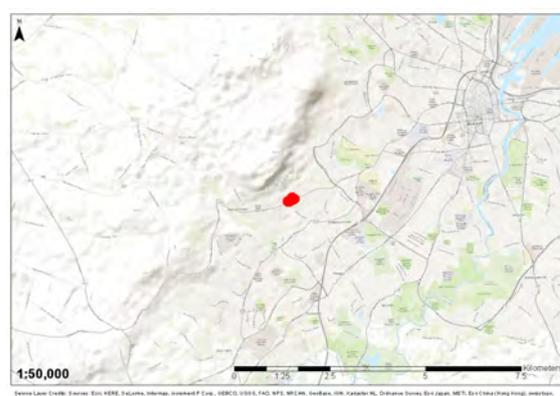
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 33
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	1956
Source:	Housing Monitor
HM Ref:	20493
UCS Character Area:	WIDER CITY
Address:	VACANT SITE ADJACENT TO 189 GLEN ROAD
Postcode:	BT11
District Electoral Area:	BLACK MOUNTAIN
Area Working Group:	WEST
Site Area (ha):	0.6931
Current Land Use:	Underutilised site
Description:	Completed
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:	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 / 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: 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:

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? No
Is the Site Available? No
Is the Site Achievable? No

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Erection of 18 No. social housing units (17No. of general needs 2-storey houses and 1No. of wheelcha

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

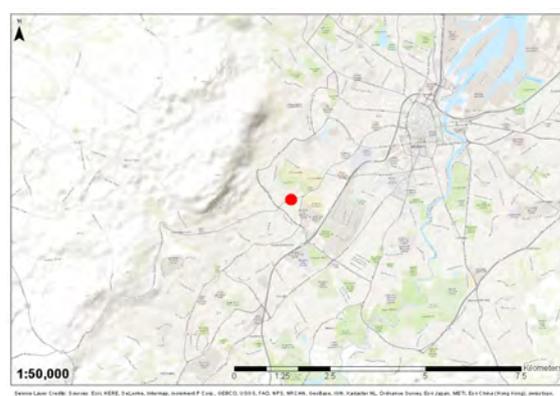
Belfast Urban Capacity Study

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:

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
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:

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

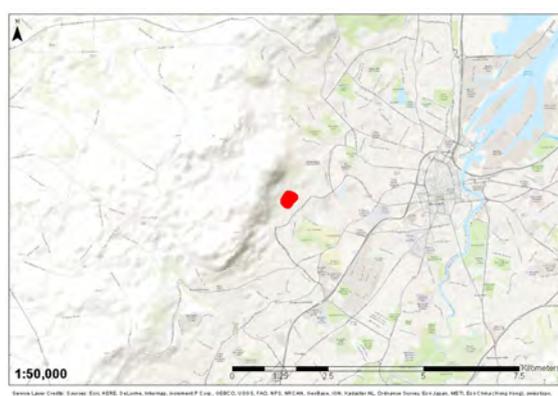
Belfast Urban Capacity Study

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:
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:

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: SERIOUS
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

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

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 50
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

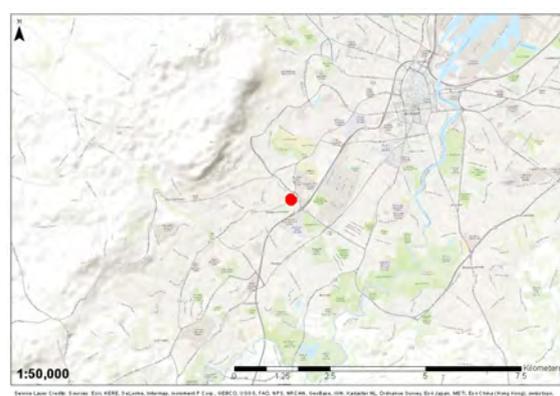
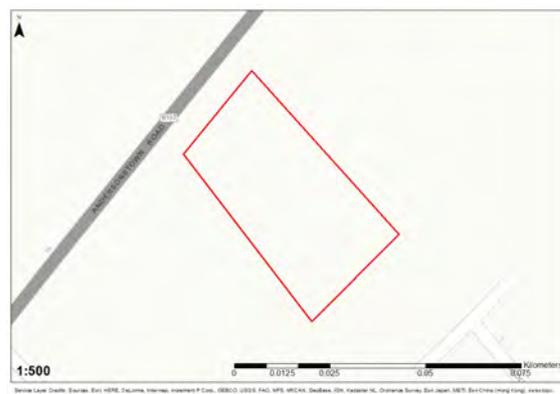
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1962
Source: Housing Monitor
HM Ref: 12551
UCS Character Area: STRATEGIC CENTRE
Address: 64 ANDERSONSTOWN ROAD

Postcode: BT11
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.1700
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: 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:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

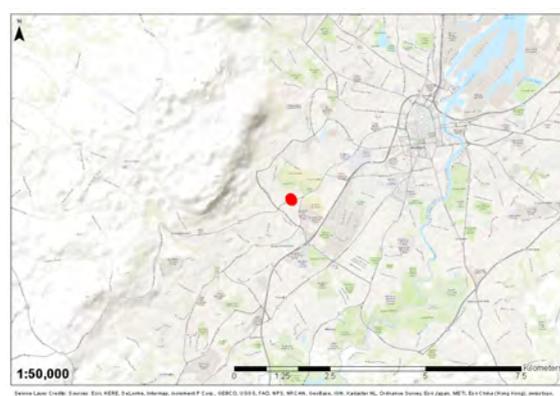
Belfast Urban Capacity Study

Site Information

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:
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:

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: 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:

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:

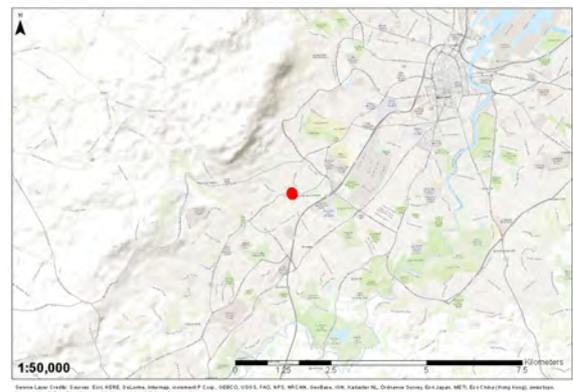
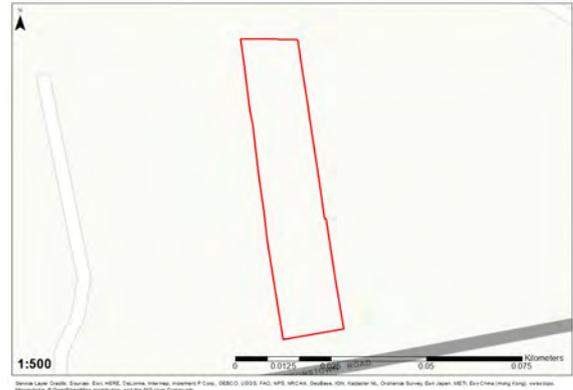
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	

Site Suitability Assessment

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

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: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

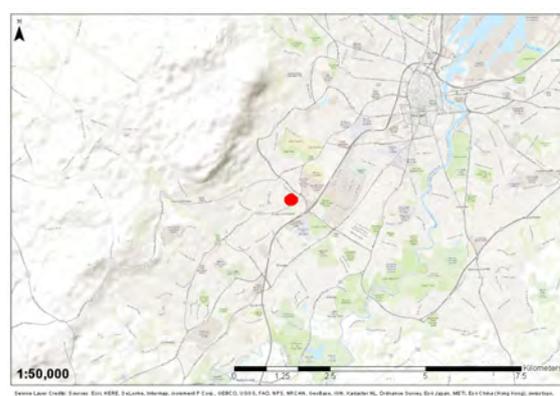
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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: NONE
Potential Open Space: NONE
Land identified 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: 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:

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: 19

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

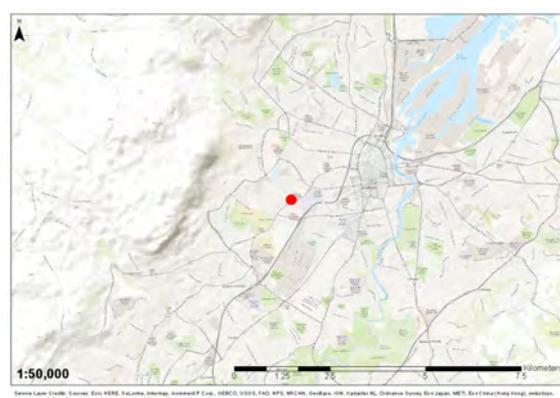
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1971
Source: Housing Monitor
HM Ref: 20783
UCS Character Area: INNER CITY
Address: 37-39 BEECHMOUNT AVENUE

Postcode: BT12
District Electoral Area: BLACK MOUNTAIN
Area Working Group: WEST
Site Area (ha): 0.0179
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: SIGNIFICANT
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: 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: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

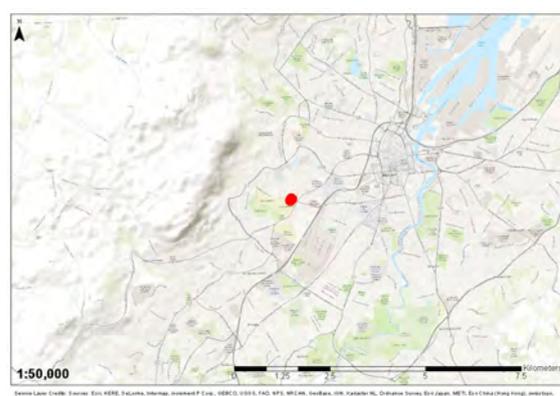
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	1973
Source:	Housing Monitor
HM Ref:	13193
UCS Character Area:	INNER CITY
Address:	72 ROCKMORE ROAD
Postcode:	BT12
District Electoral Area:	BLACK MOUNTAIN
Area Working Group:	WEST
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 / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: 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

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

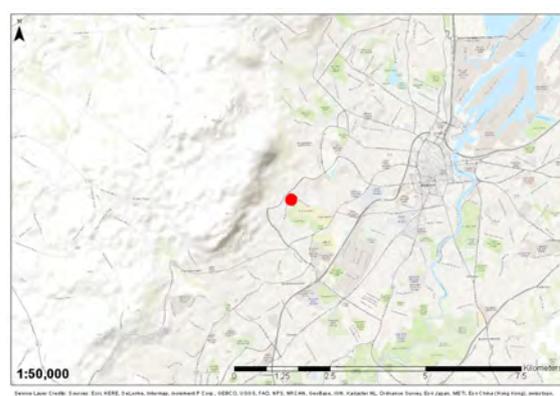
Phase:

Comments:

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:	
Description:	COMPLETE
Site Capacity:	7



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	No
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: 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: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

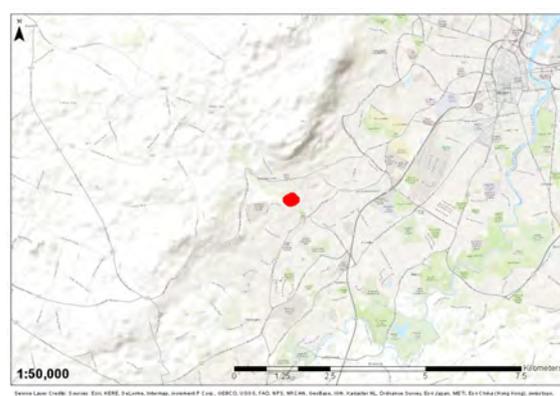
Belfast Urban Capacity Study

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:
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
Size of Site Retained:

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: 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:

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: 48

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

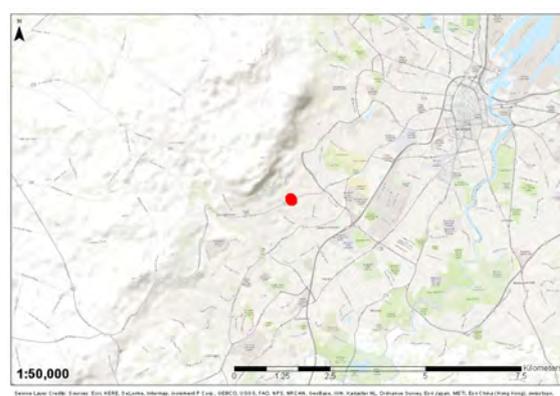
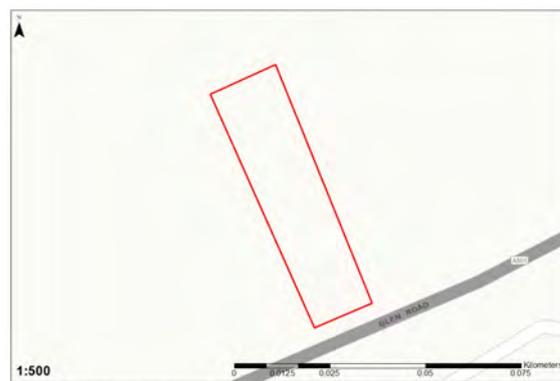
Site Information

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	Slightly sloping		

Availability

Planning History:		Current Availability:	Expected to cease
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

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	14
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

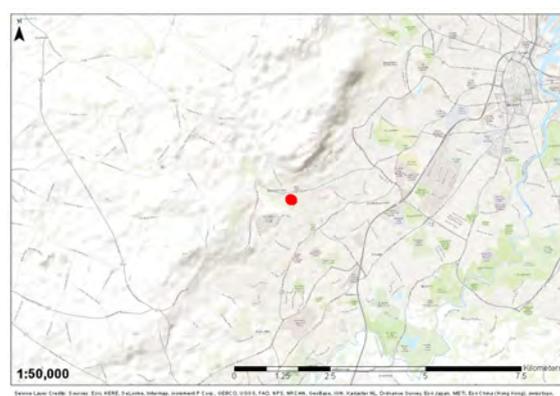
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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: 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:

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:

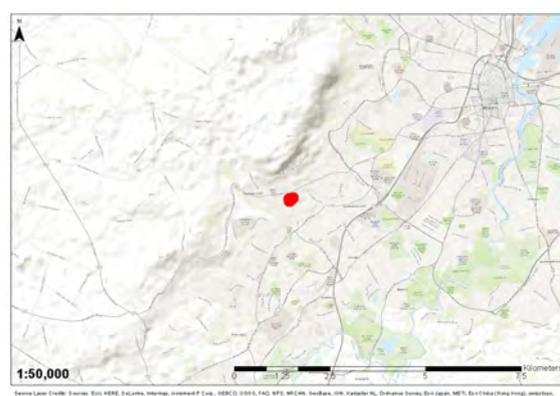
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

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

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

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: 45

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

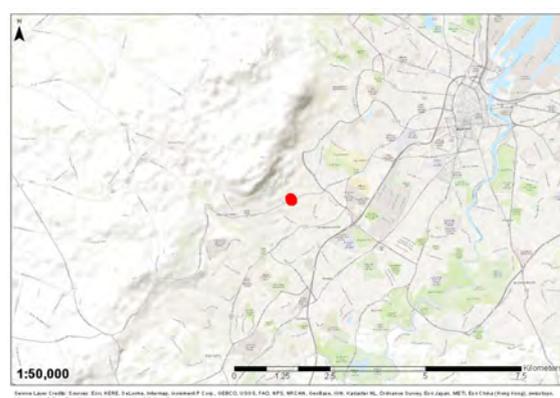
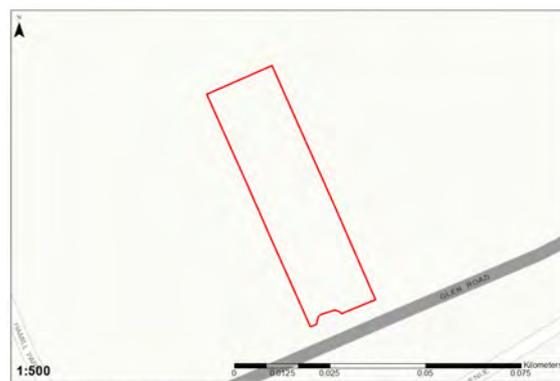
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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. LA04/2015/0597 - A single block (4 storey) of 11 apartments - approved.
Site Capacity:	15



Planning History

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

Land Use Zoning

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

Absolute Constraints

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:			

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

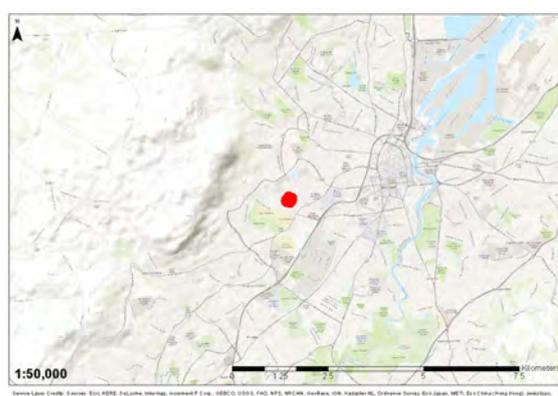
Yield, Phasing & Type

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 SCHO
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 16no three bedroom houses, 43no two bedroom houses, 8no 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.:	
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:	1.7208

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
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:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

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

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:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 1987

Source: Housing Monitor

HM Ref: 21521

UCS Character Area: WIDER CITY

Address: DYPNA HOUSE OAKLEE HOUSING
143A GLEN ROAD

Postcode: BT11

District Electoral Area: BLACK MOUNTAIN

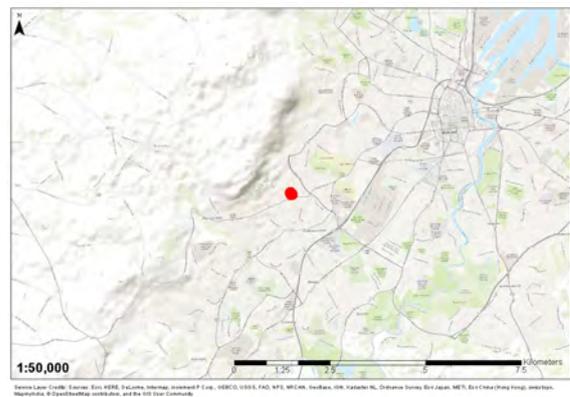
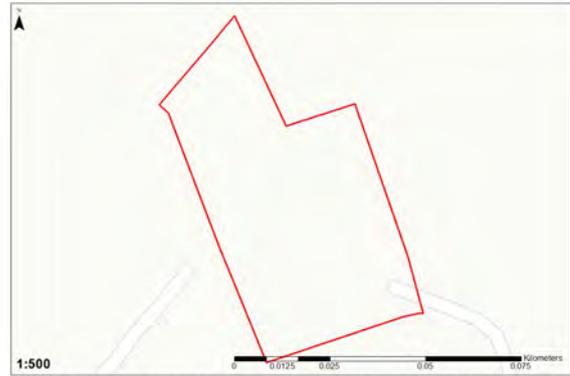
Area Working Group: WEST

Site Area (ha): 0.3255

Current Land Use: Underutilised site

Description: Appears to be under construction.
Z/2014/0960/F - Demolition of existing 2 storey supported housing scheme and provision of new single storey supported housing comprising 12 no contained apartments, on-site accomodation, ancillary facilities and associated siteworks

Site Capacity: 7



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2014/0960/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: MINOR

Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:	Flat		

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

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:	OLDPARK
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:	

Site Suitability Assessment

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

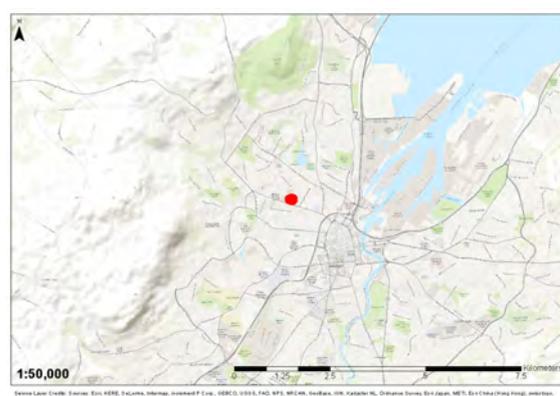
Yield, Phasing & Type

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:	

Site Suitability Assessment

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

UCS Unique Ref	1996
Source:	Housing Monitor
HM Ref:	13061
UCS Character Area:	WIDER CITY
Address:	UNZONED PORTION OF BALLYSILLAN INDUSTRIAL ESTATE,
Postcode:	BT14
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	5.6784
Current Land Use:	Vacant site
Description:	Mostly developed - HM suggest 6 units remaining.
Site Capacity:	130



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

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: MINOR
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: 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: 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: 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

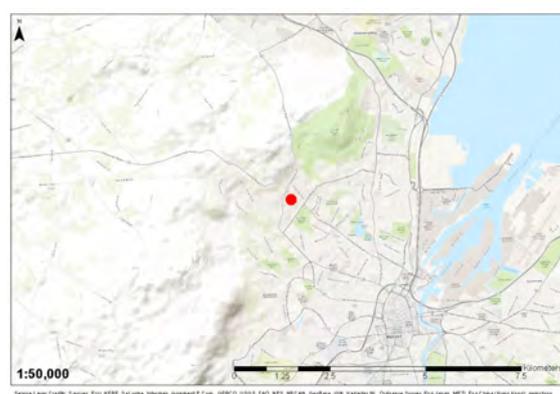
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 6
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

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:	
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:	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: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 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	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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

Achievability

Market Attractiveness:	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

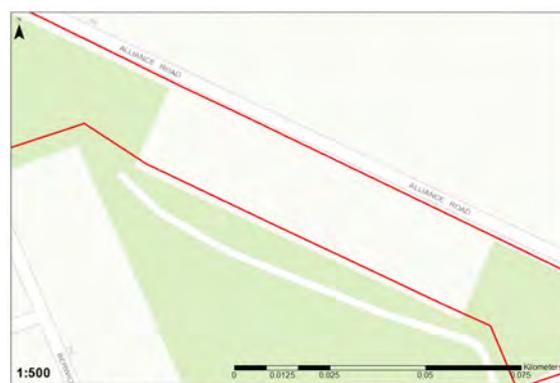
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	6
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

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: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.4054
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: 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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: MINOR
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: CLOSE
Distance from Arterial Route: 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

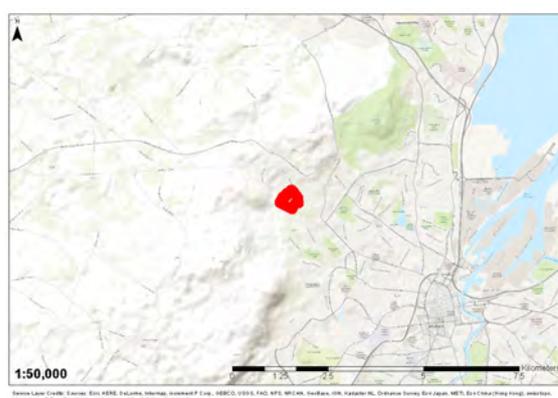
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 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 BRIDG
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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	Unknown
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

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:

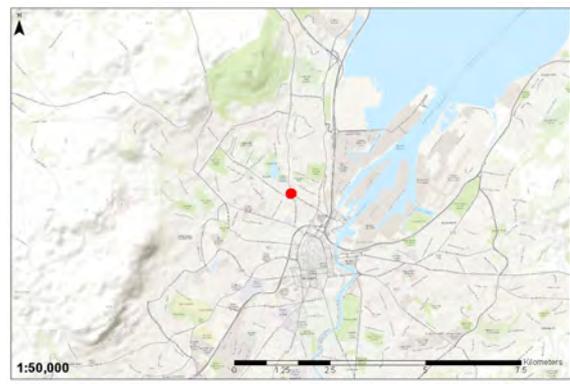
Belfast Urban Capacity Study

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:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified 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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

Availability

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

Achievability

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

Conclusions

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

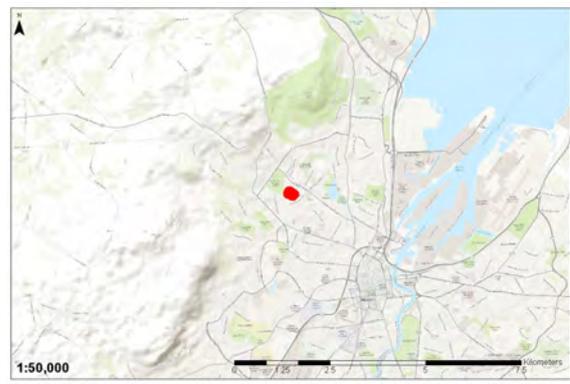
Yield, Phasing & Type

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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
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:	MINOR		
Topography:			

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

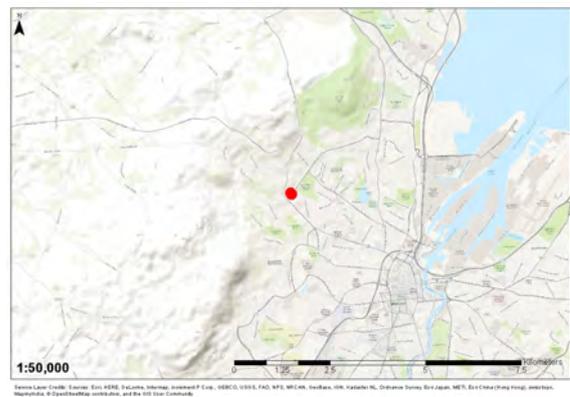
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	24
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2004
Source: Housing Monitor
HM Ref: 18921
UCS Character Area: WIDER CITY
Address: TO THE REAR OF 30 & 32 BALLYSILLAN ROAD
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1665
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

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: SERIOUS
 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: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

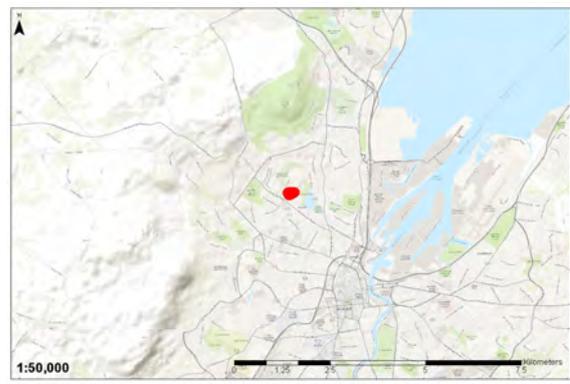
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	SIGNIFICANT	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
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:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:			

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:	24
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

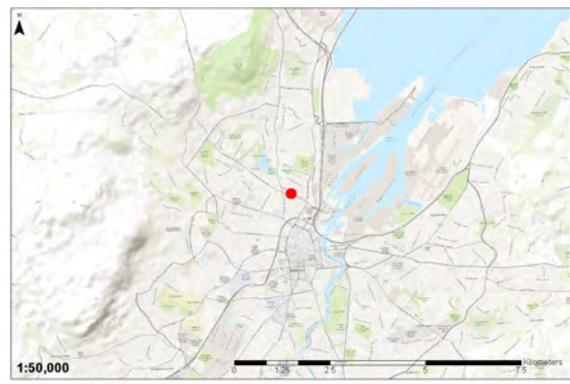
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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 / 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: 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: 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 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

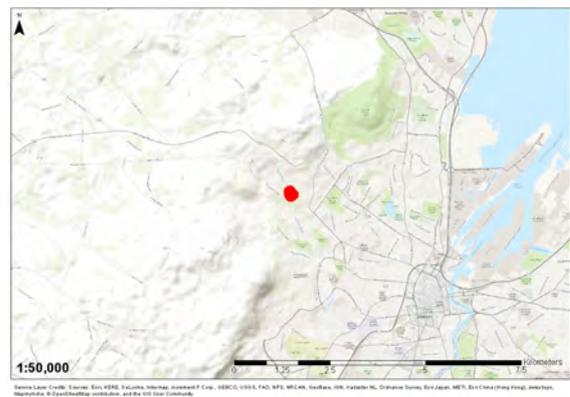
Area Working Group: NORTH

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:	Flat		

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:	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: 116
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

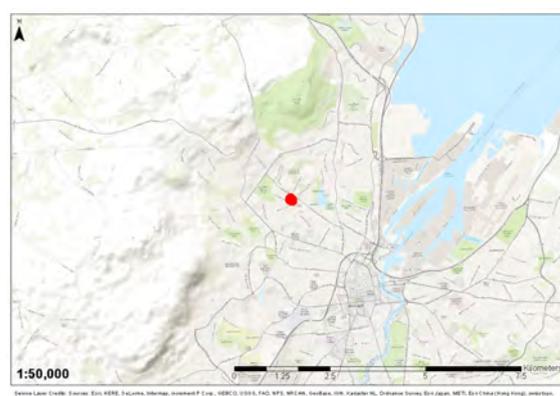
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2013
Source: Housing Monitor
HM Ref: 19451
UCS Character Area: WIDER CITY
Address: 23 ALLIANCE AVENUE

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1267
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

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

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:
Description:

Site Capacity: 44



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
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: CLOSE
Distance from Arterial Route: 400m+
Highway Access to Site: ADJACENT
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 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 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:
Description:

Site Capacity: 9



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / 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: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Mins+ CYCLE
Walking Distance to City Centre: 10Mins+ WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

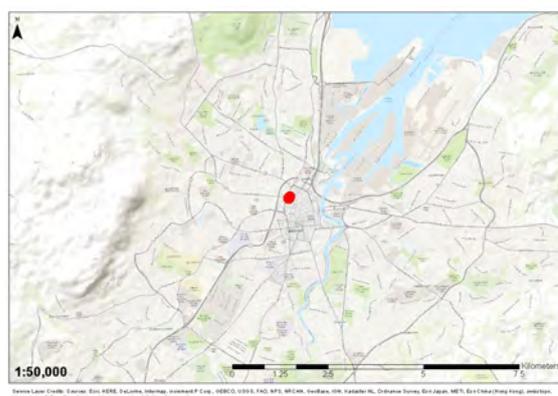
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	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:	0.1168

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	Yes / No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	Yes / No	Residential Area Characteristics:	High density / medium density / low density
LLPA:	Yes / No / Part	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	Yes / No / Part	Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	still need to determine
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	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

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:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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:	

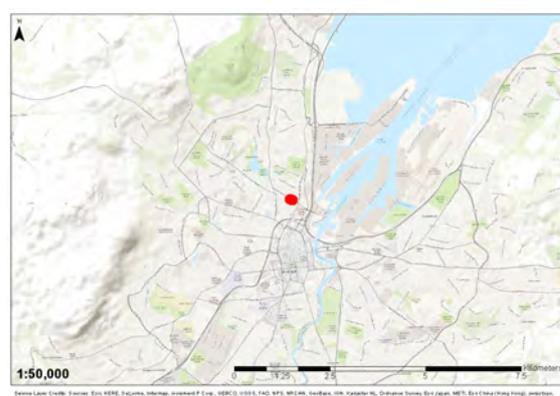
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2019
Source: Housing Monitor
HM Ref: 20894
UCS Character Area: INNER CITY
Address: 62 - 86 DUNCAIRN GARDENS

Postcode: BT 091
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1025
Current Land Use:
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: 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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

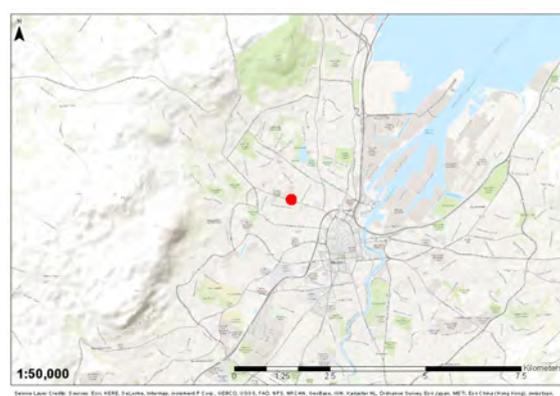
Belfast Urban Capacity Study

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:
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 / 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: MINOR
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 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: 18
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2022
Source:	Housing Monitor
HM Ref:	11420
UCS Character Area:	WIDER CITY - OUTSIDE
Address:	CLARE GLEN
Postcode:	BT 010/2
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	0.8808
Current Land Use:	Vacant site
Description:	Whiteland. HM ref. Unsure of part of an implemented permission. No current refs on system.
Site Capacity:	30



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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	Slightly sloping		

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

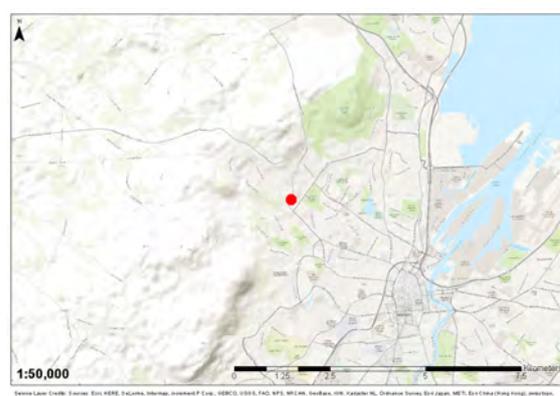
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	30
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

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:
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: 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:
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:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	
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:	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:
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: 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
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:
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

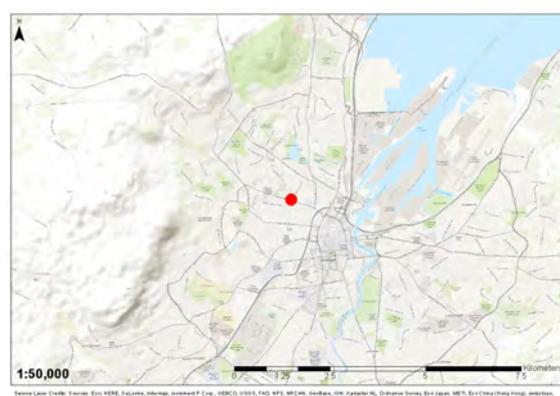
Yield, Phasing & Type

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:	
Description:	
Site Capacity:	10



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: 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: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

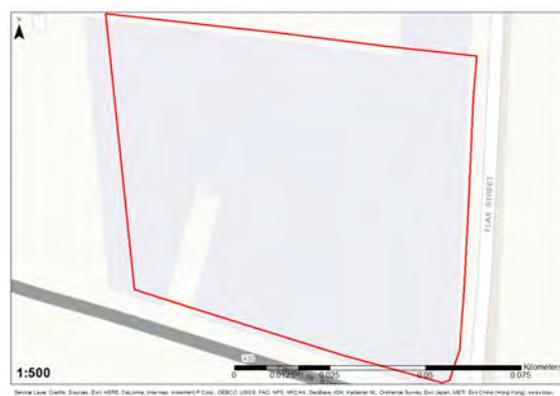
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2031
Source:	Housing Monitor
HM Ref:	19274
UCS Character Area:	STRATEGIC CENTRE
Address:	BROOKFIELD BUSINESS CENTRE 309-355 CRUMLIN ROAD
Postcode:	BT14
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	0.7246
Current Land Use:	
Description:	
Site Capacity:	174



Planning History

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

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
Site Capacity:	93



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 Bedroo

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:	4. Site has outline planning permission for housing	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	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: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.2546
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: 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:
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:
Site for Sale:
Ownership: Private
Willing Owner:
Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 16
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2037
Source: Housing Monitor
HM Ref: 19250
UCS Character Area: ARTERIAL ROUTE
Address: REAR OF 382A OLD PARK ROAD

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.2609
Current Land Use:
Description:

Site Capacity: 15



Planning History

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

Land Use Zoning

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

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

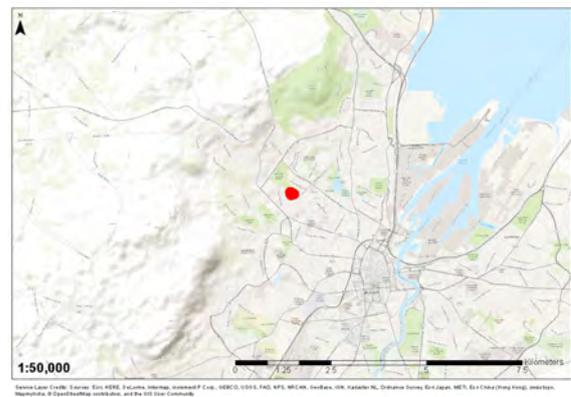
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	
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

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: 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: 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: 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 2040
Source: Housing Monitor
HM Ref: 19352
UCS Character Area: INNER CITY
Address: 190-194 DUNCAIRN GARDENS

Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0188
Current Land Use:
Description:

Site Capacity: 10



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: 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

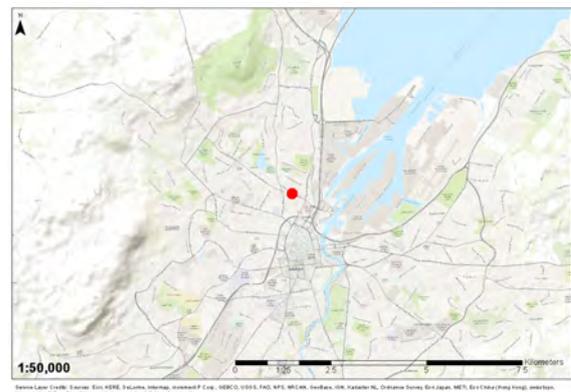
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 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	2044
Source:	Housing Monitor
HM Ref:	20345
UCS Character Area:	INNER CITY
Address:	MACRORY MEMORIAL PRESBYTERIAN CHURCH, DUNCAIRN GAR
Postcode:	BT15
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	0.0547
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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: 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:

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

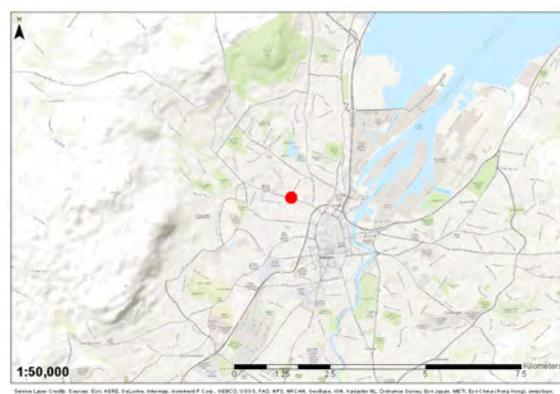
UCS Unique Ref	2045
Source:	Housing Monitor
HM Ref:	18043
UCS Character Area:	ARTERIAL ROUTE
Address:	LAND AT CLIFTONPARK AVENUE AND LANDSCAPE TERRACE
Postcode:	BT 101
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	0.2096
Current Land Use:	
Description:	



Site Capacity: 14

Planning History

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



Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
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: 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:

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:

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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

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:	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

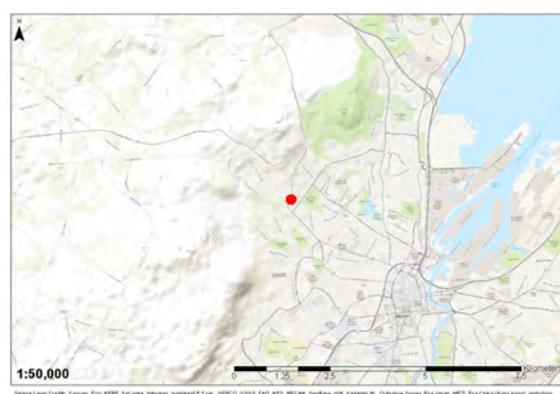
Yield, Phasing & Type

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:	
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:	

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:

Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

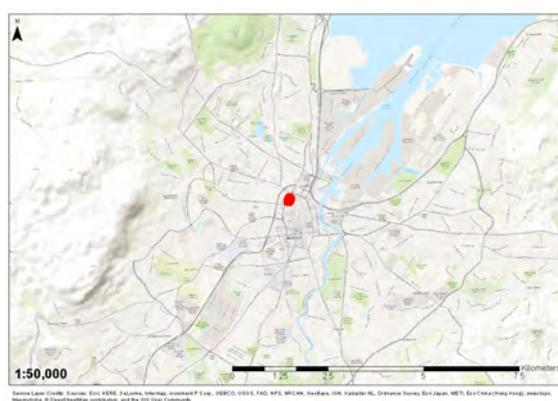
Phase:

Comments:

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	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

Achievability

Market Attractiveness:	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:	

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:
Description:

Site Capacity: 39



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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: 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:

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	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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

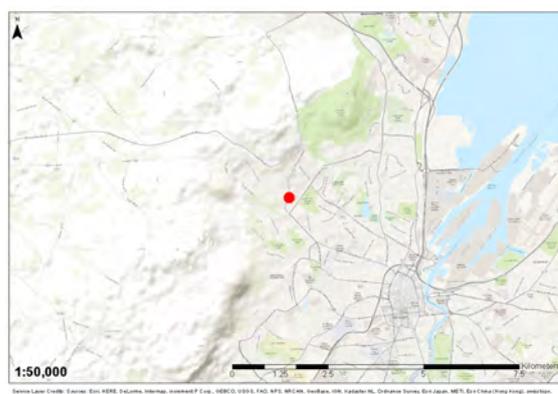
Belfast Urban Capacity Study

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:
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: 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:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2062
Source: Housing Monitor
HM Ref: 20359
UCS Character Area: ARTERIAL ROUTE
Address: 3 PIM STREET

Postcode: BT15
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0205
Current Land Use:
Description:

Site Capacity: 6



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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

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:

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
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	No
Size of Site Retained:	

Site Suitability Assessment

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

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): 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:

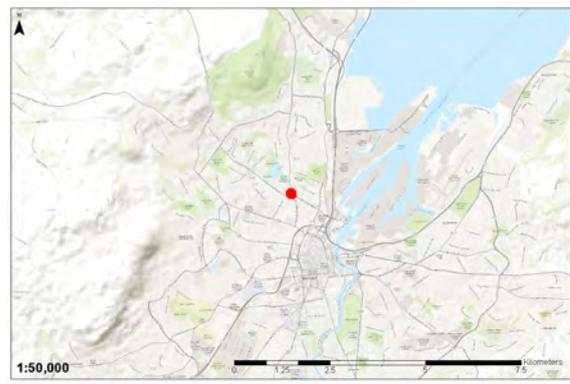
Belfast Urban Capacity Study

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:
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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

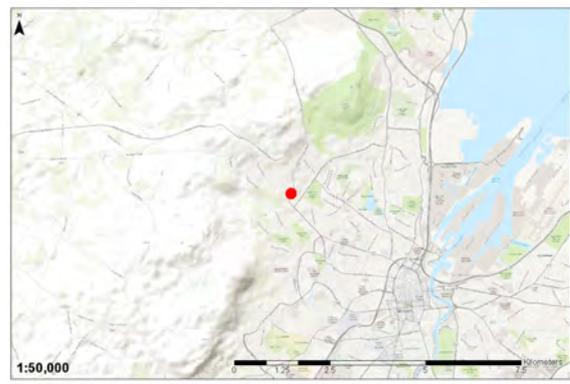
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	16
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

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:
Description:
Site Capacity: 14



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	CONSIDERABLE	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:	MINOR		
Topography:			

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

Belfast Urban Capacity Study

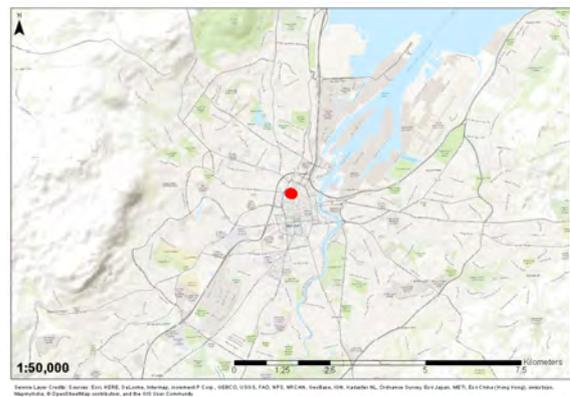
Site Information

UCS Unique Ref 2070
Source: Housing Monitor
HM Ref: 19587
UCS Character Area: CITY CENTRE
Address: 14-20 KENT STREET

Postcode: BT1
District Electoral Area: OLDPARK
Area Working Group: NORTH
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. LA04/2015/0577/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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

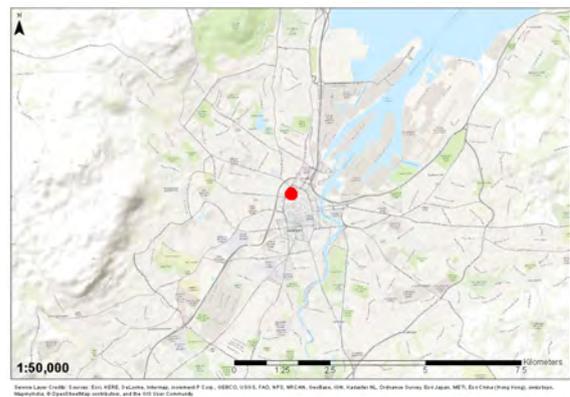
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	89
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	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

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:	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:	

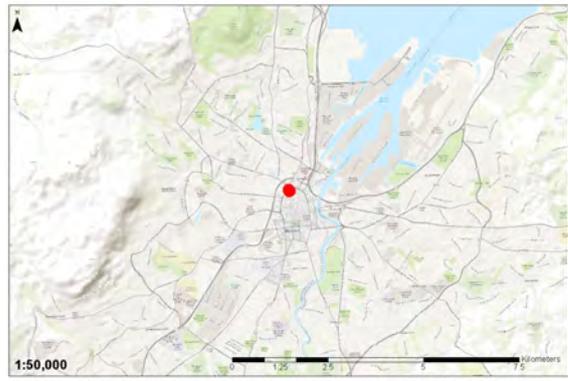
Belfast Urban Capacity Study

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: OLDPARK
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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

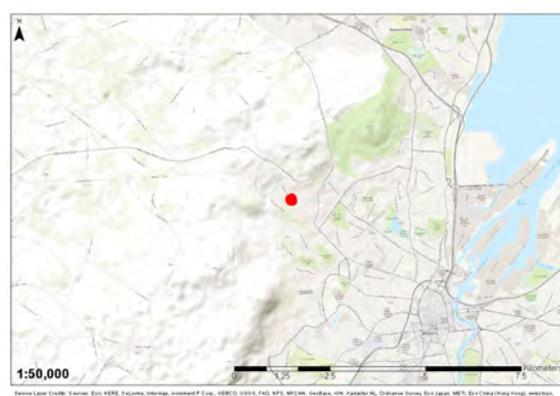
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 226
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
Description:

Site Capacity: 19



Planning History

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

Land Use Zoning

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

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: 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:

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: 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:

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: 55

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Site Suitability Assessment

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 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.
Site Capacity:	18



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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

Achievability

Market Attractiveness:	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:	18
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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
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: 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: 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:

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:

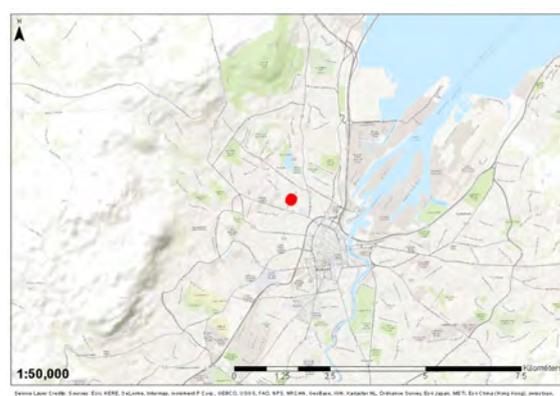
Belfast Urban Capacity Study

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:
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: 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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 200-400m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2082
Source:	Housing Monitor
HM Ref:	19059
UCS Character Area:	WIDER CITY
Address:	BENVIEW AVENUE AND BENVIEW PARADE
Postcode:	BT14
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	2.3517
Current Land Use:	Vacant site
Description:	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)
Site Capacity:	96



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:	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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ 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:	MINOR		
Topography:	Slightly sloping		

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

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:

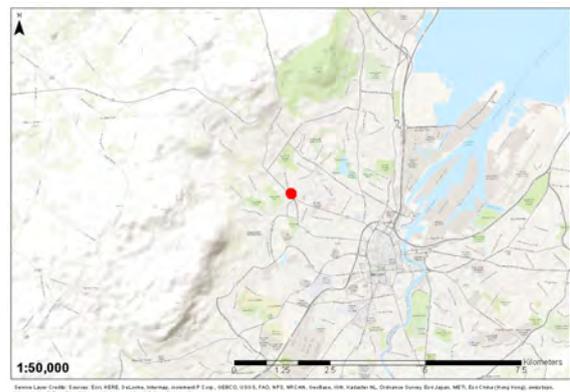
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2083
Source: Housing Monitor
HM Ref: 19722
UCS Character Area: ARTERIAL ROUTE
Address: 21-27 ARDOYNE ROAD

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.0689
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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	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:			

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:	9
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

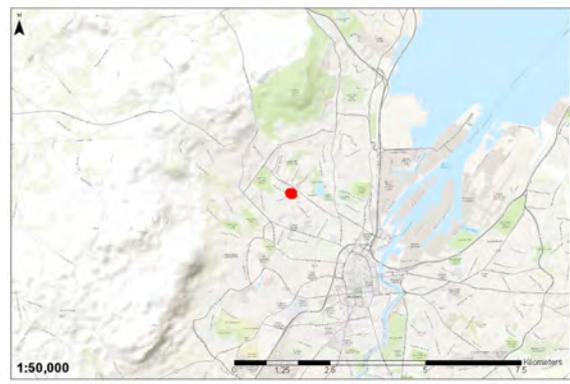
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2084
Source: Housing Monitor
HM Ref: 19017
UCS Character Area: INNER CITY
Address: 18-20 ALLIANCE AVENUE

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1268
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: SERIOUS
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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	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:			

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:	

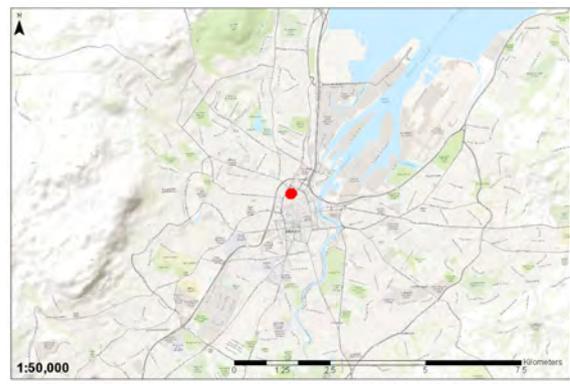
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	20
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

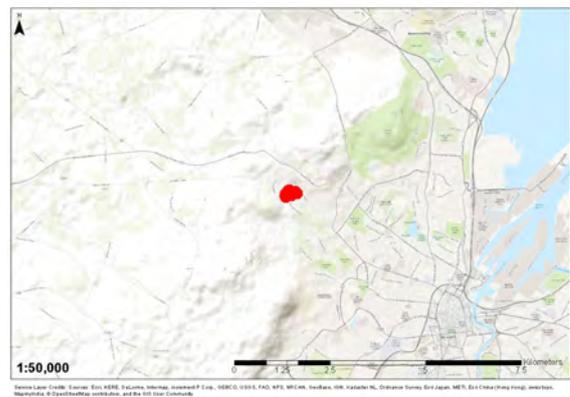
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
Description:

Site Capacity: 120



Planning History

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

Land Use Zoning

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

Absolute Constraints

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

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

Site Suitability Assessment

District Centre: No
 Shopping / 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: 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: ADJACENT
 Distance from Bus Stop: 100-200m
 Distance from Train Halt: 400m+
 Cycling Distance to City Centre: 10Mins+ CYCLE
 Walking Distance to City Centre: 10Mins+ WALK
 Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

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

Current Availability:
 Multiple Ownerships:
 Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
 Refined Density Assumption:
 Housing Yield: 120
 Potential Housing Type: Semi-Detached
 Employment Density Assumption:
 Employment Yield:
 Potential Employment Type:
 Traveller Site:
 Phase:
 Comments:

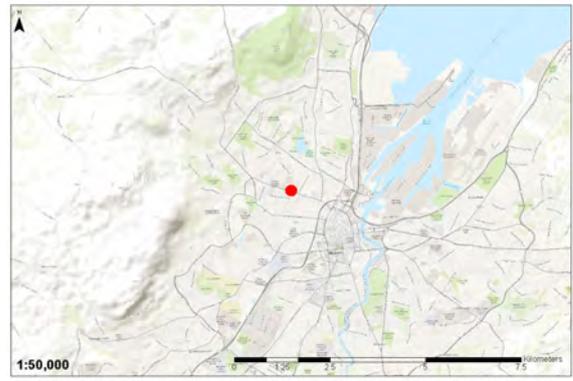
Belfast Urban Capacity Study

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:
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:

Site Suitability Assessment

District Centre: No
 Shopping / Commerical Area: NONE
 Area of Townscape Character:
 Lagan Valley Regional Park: NONE
 LLPA: NONE
 Site of Local Nature Conservation Importance:
 AQMA: NONE
 Conservation Area: NONE
 ASSSI: NONE
 Monument Record: NONE
 Neighbourhood Renewal Area: MINOR
 Listed Building: 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): Approved planning density
 Refined Density Assumption:
 Housing Yield: 34
 Potential Housing Type: Apartment/Flat
 Employment Density Assumption:
 Employment Yield:
 Potential Employment Type:
 Traveller Site:
 Phase:
 Comments:

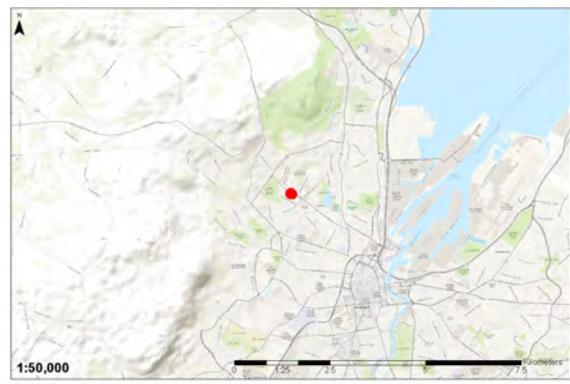
Belfast Urban Capacity Study

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:
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: MINOR
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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		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:			

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:	

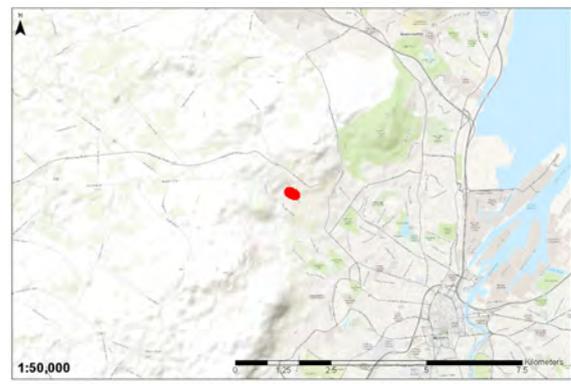
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2096
Source: Housing Monitor
HM Ref: 21447
UCS Character Area: WIDER CITY
Address: MILL AVENUE LIGONIEL

Postcode: BT 116
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.3651
Current Land Use:
Description:

Site Capacity: 9



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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

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

Availability

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

Current Availability:
 Multiple Ownerships:
 Potential for Ransom Strips:

Achievability

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

Conclusions

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

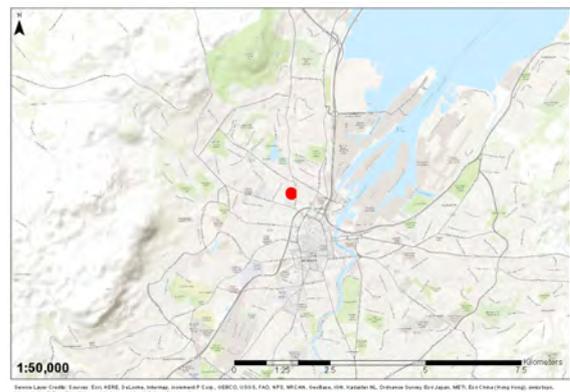
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
 Refined Density Assumption:
 Housing Yield: 9
 Potential Housing Type: Detached
 Employment Density Assumption:
 Employment Yield:
 Potential Employment Type:
 Traveller Site:
 Phase:
 Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2097
Source: Housing Monitor
HM Ref: 67
UCS Character Area: INNER CITY
Address: LAND OPPOSITE 1-15 KINNAIRD TERRACE
Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1939
Current Land Use:
Description:
Site Capacity: 15



Planning History

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

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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

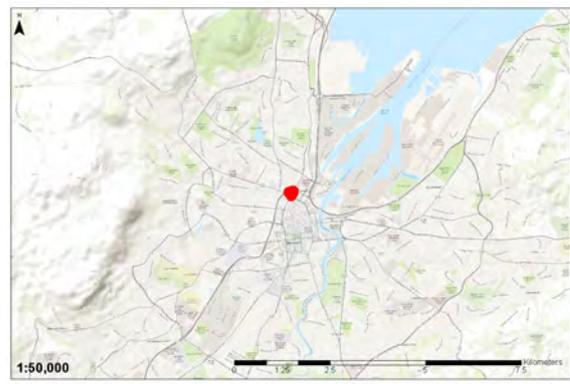
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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 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:
Description:
Site Capacity: 26



Planning History

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

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

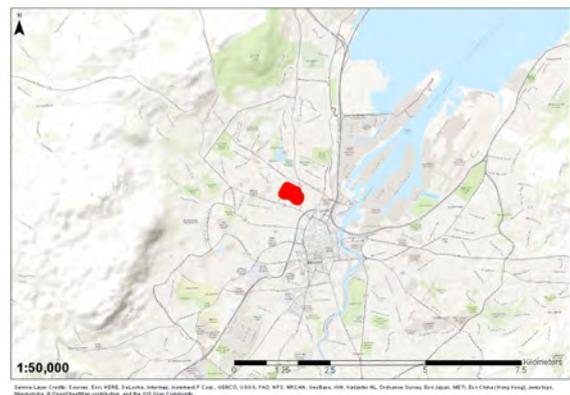
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	26
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

District Centre:	No	Utilities on Site:	
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		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:	5Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	40
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

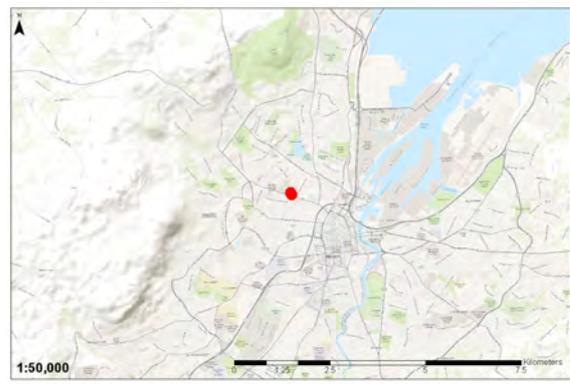
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2101
Source: Housing Monitor
HM Ref: 21539
UCS Character Area: ARTERIAL ROUTE
Address: LANDS TO THE NORTH OF 171
 OLDPARK ROAD (PREVIOUSLY

Postcode: BT14
District Electoral Area: OLDPARK
Area Working Group: NORTH
Site Area (ha): 0.1508
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

Availability

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

Achievability

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

Conclusions

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

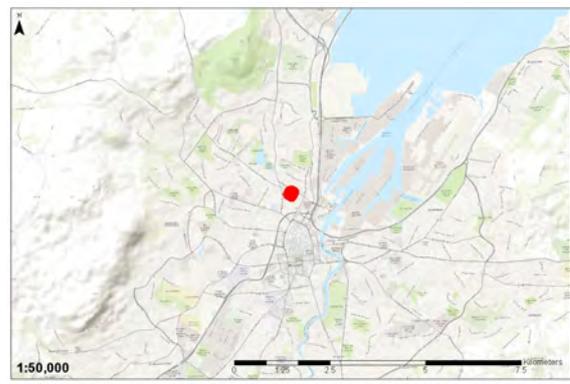
Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

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: OLD PARK
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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
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:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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

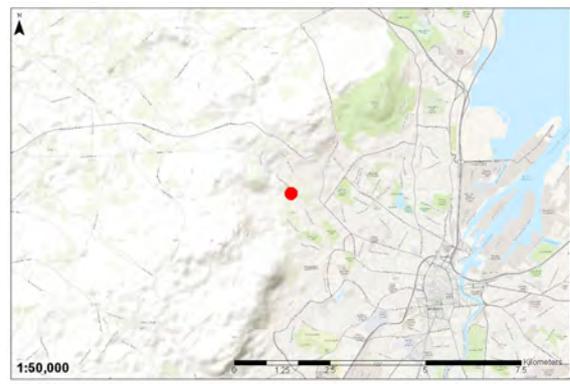
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	89
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	2104
Source:	Housing Monitor
HM Ref:	21533
UCS Character Area:	WIDER CITY
Address:	LAND SOUTH OF 2 MILL VALLEY PLACE & EAST OF 11 MIL
Postcode:	BT14
District Electoral Area:	OLDPARK
Area Working Group:	NORTH
Site Area (ha):	0.4249
Current Land Use:	Vacant site
Description:	Site remains vacant and not developed. Z/2013/1480/F - Erection of 9 no dwellings, landscaping and associated site works
Site Capacity:	9



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:	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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	Slightly sloping		

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

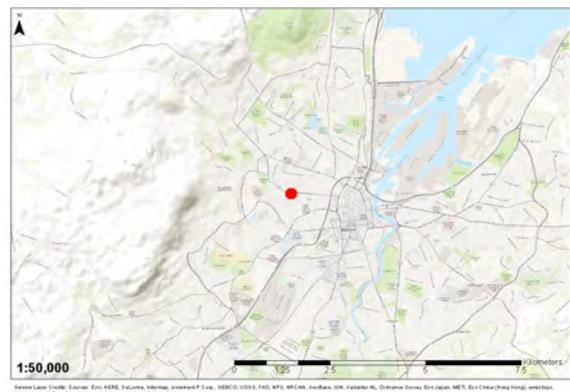
Yield, Phasing & Type

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 ROA
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		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:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

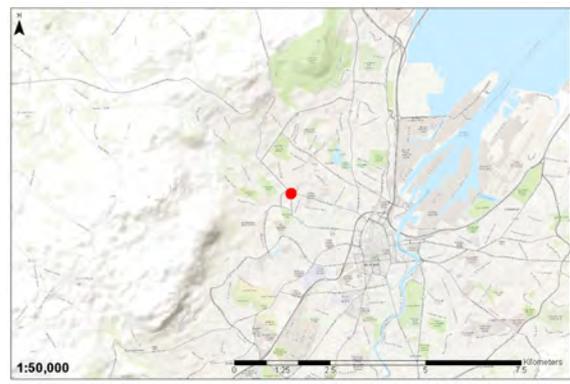
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	10
Potential Housing Type:	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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	SIGNIFICANT	Protected Route:	VERY CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

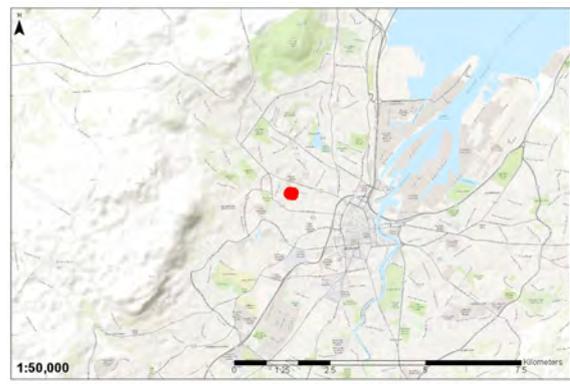
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min 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:	MINOR		
Topography:			

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:	

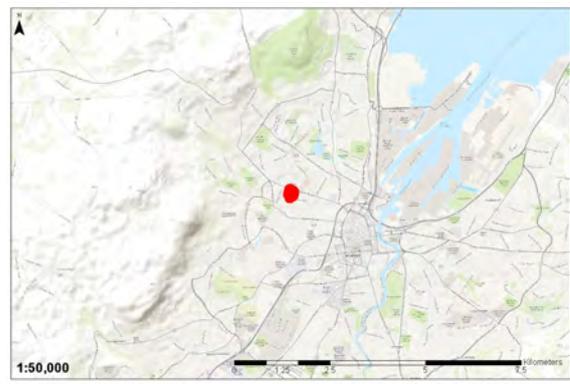
Belfast Urban Capacity Study

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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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

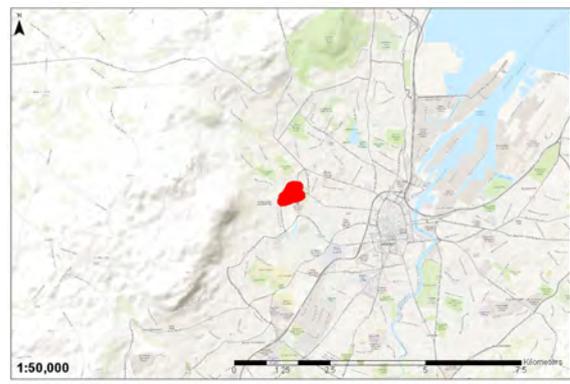
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	232
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 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:
Description:
Site Capacity: 247



Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
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
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		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:	MINOR	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:			

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

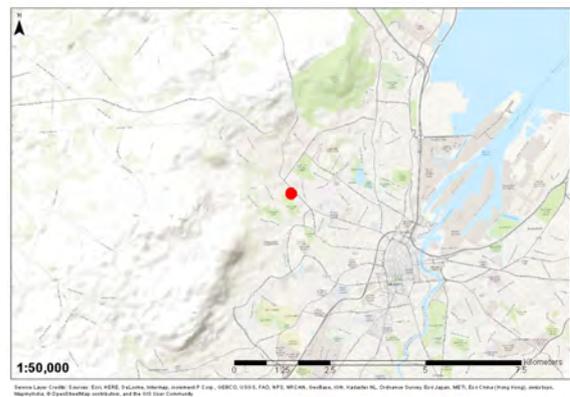
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	247
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	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.
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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
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:	CONSIDERABLE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:			

Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	HM estimate
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

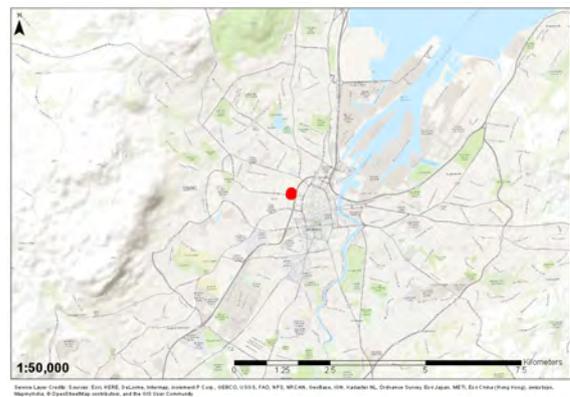
Site Information

UCS Unique Ref 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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Expected to cease
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

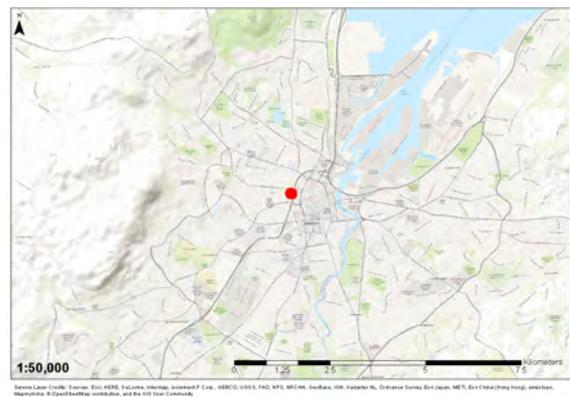
Yield, Phasing & Type

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	SERIOUS	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

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:	

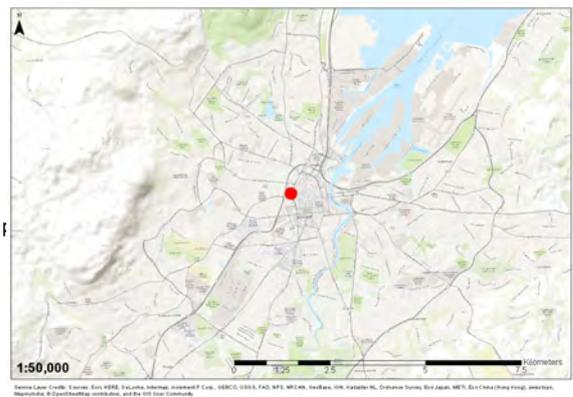
Belfast Urban Capacity Study

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

Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	44
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

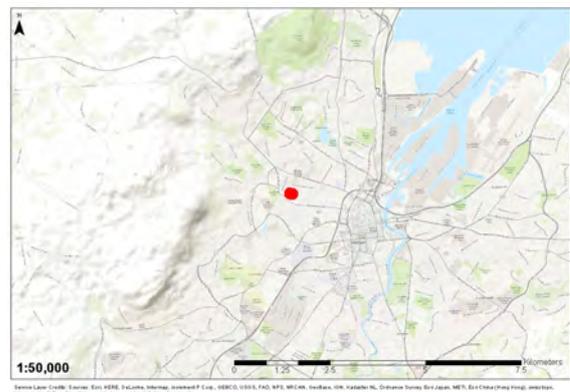
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified 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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	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:	MINOR		
Topography:			

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:	36
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

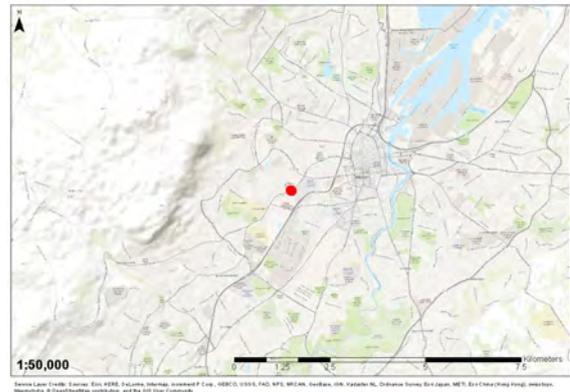
Belfast Urban Capacity Study

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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

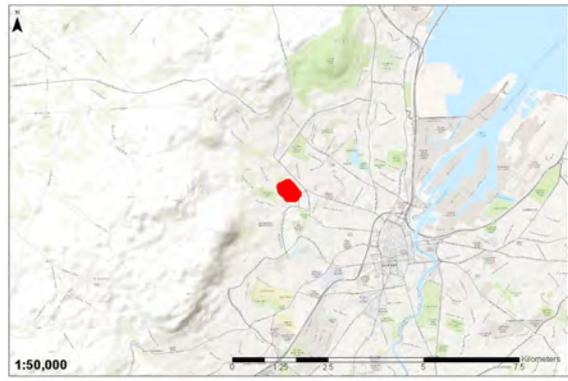
Yield, Phasing & Type

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 2122
Source: Housing Monitor
HM Ref: 11699
UCS Character Area: WIDER CITY
Address: SOMERDALE PARK FORTHBRIDGE SCHOOL, OFF BALLYGOMART
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 6.3980
Current Land Use: Vacant site
Description: 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
Site Capacity: 238



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	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:	MINOR		
Topography:			

Availability

Planning History:		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

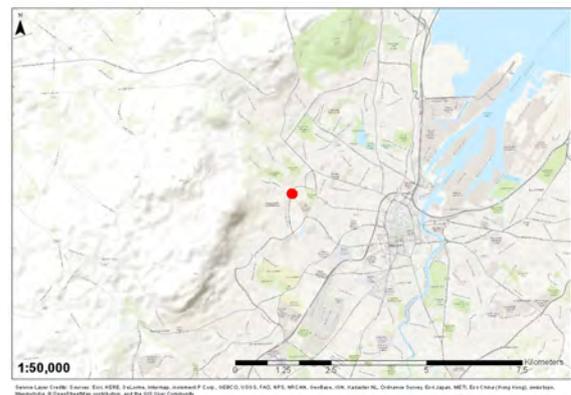
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 197
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	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:
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: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 10Min CYCLE
Walking Distance to City Centre: 10Mins+ WALK
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

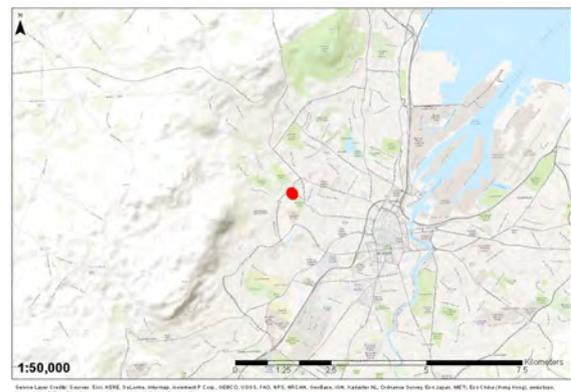
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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: 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: 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: 5

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

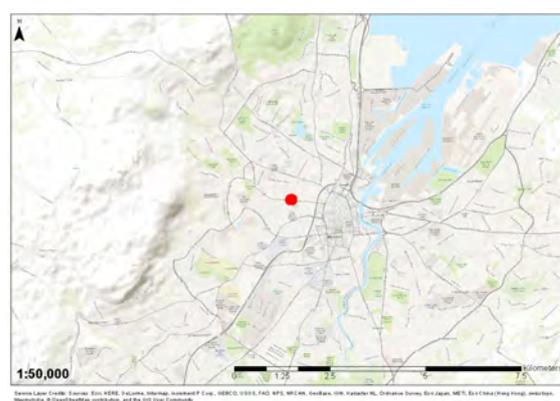
Phase:

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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
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:	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 FORTH RIVER WAY AND FORT RIVER 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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ 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:	MINOR		
Topography:			

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

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

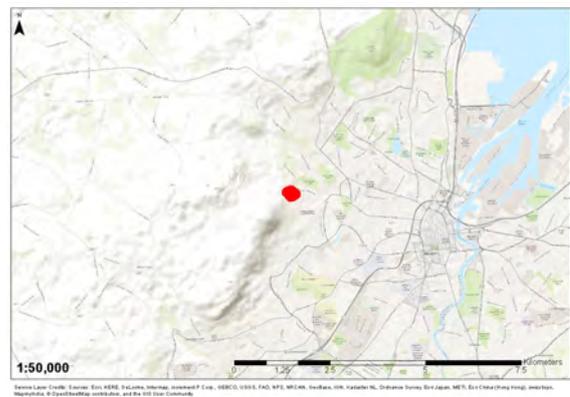
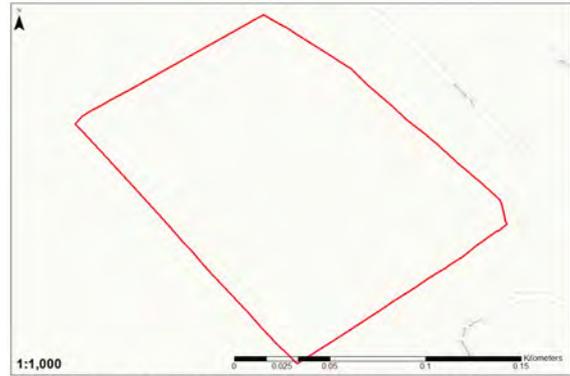
Area Working Group: WEST

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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	400m+
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:			

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

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:

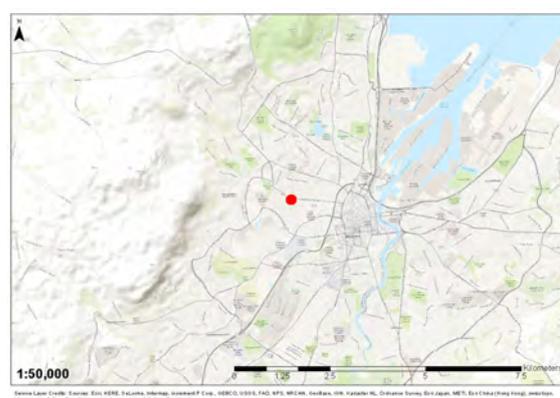
Belfast Urban Capacity Study

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 / Commerical Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

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

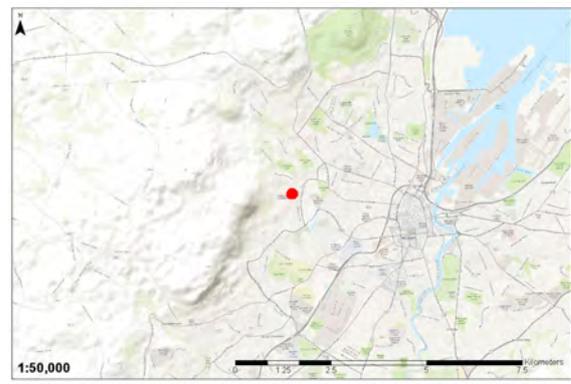
Site Information

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

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

Availability

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

Achievability

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

Conclusions

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

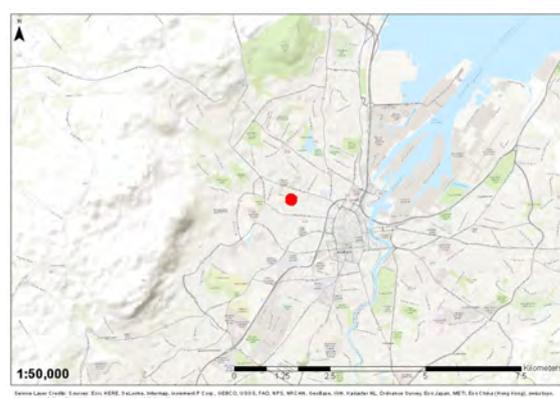
Yield, Phasing & Type

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

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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	
Site for Sale:	No	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

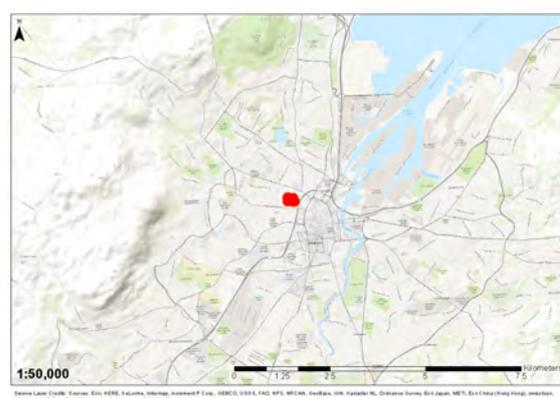
Yield, Phasing & Type

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 7
Potential Housing Type: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

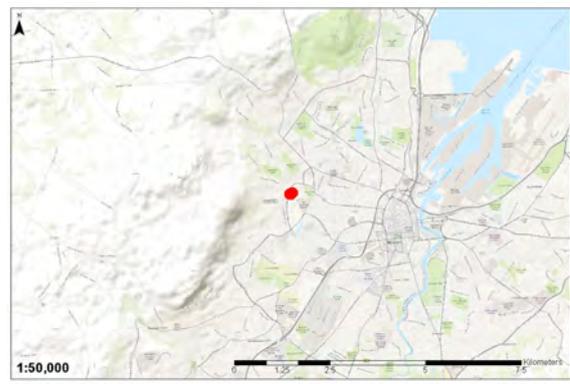
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2138
Source: Housing Monitor
HM Ref: 19751
UCS Character Area: WIDER CITY
Address: 187 WEST CIRCULAR ROAD

Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.3675
Current Land Use:
Description:

Site Capacity: 40



Planning History

Planning granted for residential use: Yes
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted 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:
 Lagan Valley Regional Park: NONE
 LLPA: NONE
 Site of Local Nature Conservation Importance:
 AQMA: NONE
 Conservation Area: NONE
 ASSSI: NONE
 Monument Record: NONE
 Neighbourhood Renewal Area:
 Listed Building: NONE
 Tidal Flood Plain: NONE
 Surface Water: MINOR
 Topography:

Utilities on Site:
 Known Contamination and Ground Stability Issues:
 Neighbouring Area Characteristics:
 Residential Area Characteristics:
 Protected Route: VERY CLOSE
 Distance from Arterial Route: 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

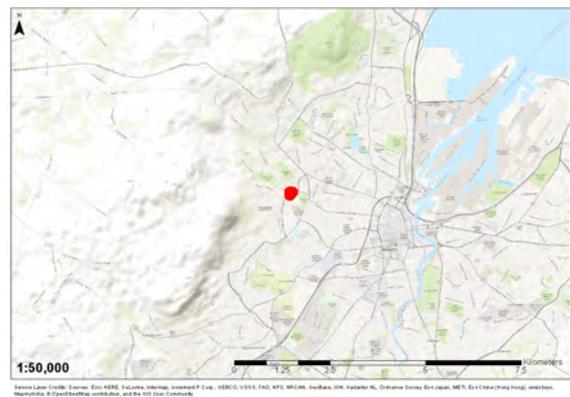
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
 Refined Density Assumption:
 Housing Yield: 21
 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 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:

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: 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: 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: 13
 Potential Housing Type: Apartment/Flat
 Employment Density Assumption:
 Employment Yield:
 Potential Employment Type:
 Traveller Site:
 Phase:
 Comments:

Belfast Urban Capacity Study

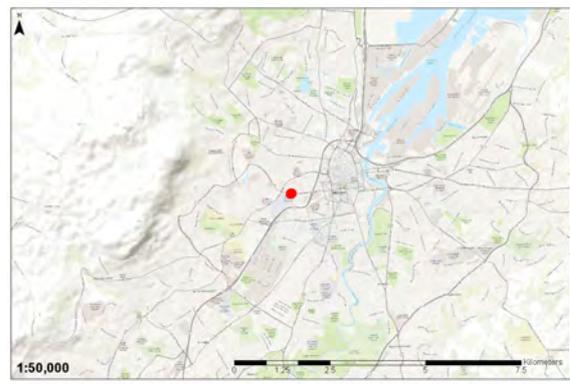
Site Information

UCS Unique Ref 2144
Source: Housing Monitor
HM Ref: 20263
UCS Character Area: ARTERIAL ROUTE
Address: 307 GROSVENOR ROAD

Postcode: BT12
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0235
Current Land Use: Underutilised site

Description:

Site Capacity: 6



Planning History

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

Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE
River (Fluvial) Floodplain: NONE
Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.0235

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

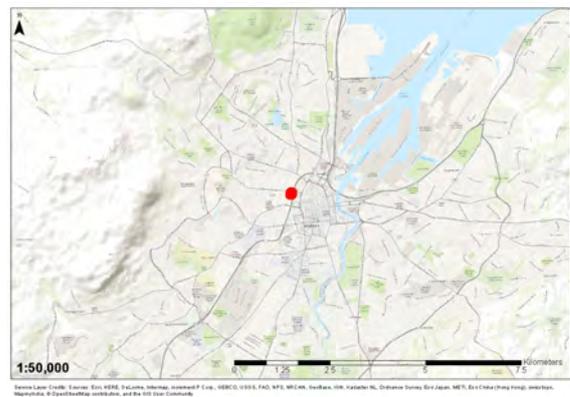
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	6
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 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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

Achievability

Market Attractiveness:	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

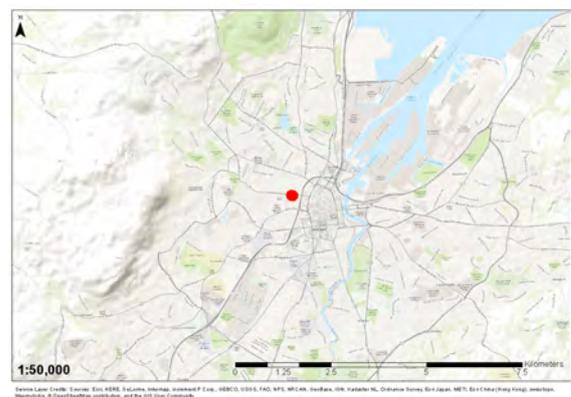
Site Information

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

Market Attractiveness:	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:	11
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

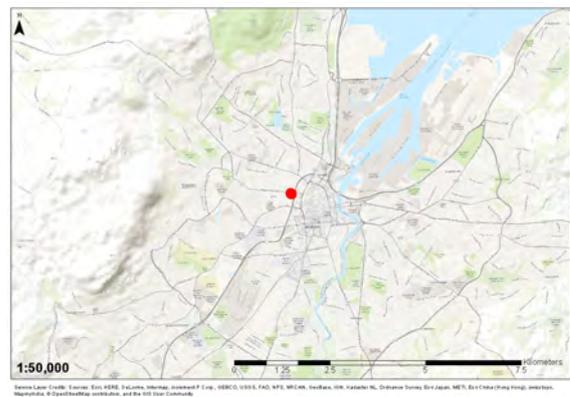
Site Information

UCS Unique Ref 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 appreas 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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		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

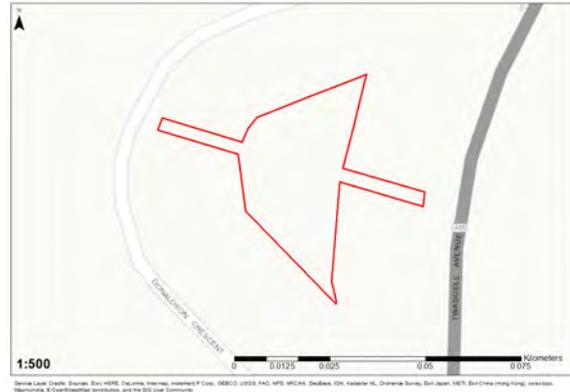
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
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 2149
Source: Housing Monitor
HM Ref: 20929
UCS Character Area: WIDER CITY
Address: BETWEEN DONALDSON CRESCENT AND TWADDELL AVE
Postcode: BT 107
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1236
Current Land Use:
Description:
Site Capacity: 6



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:			

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

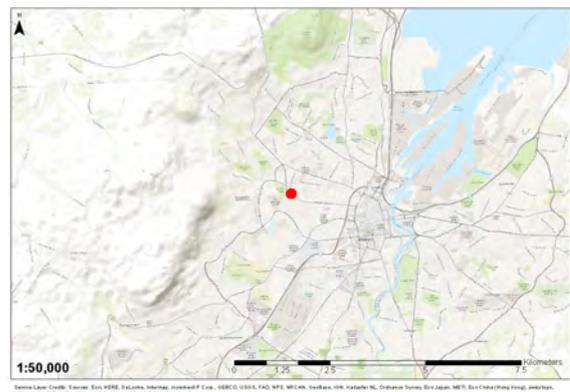
Belfast Urban Capacity Study

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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

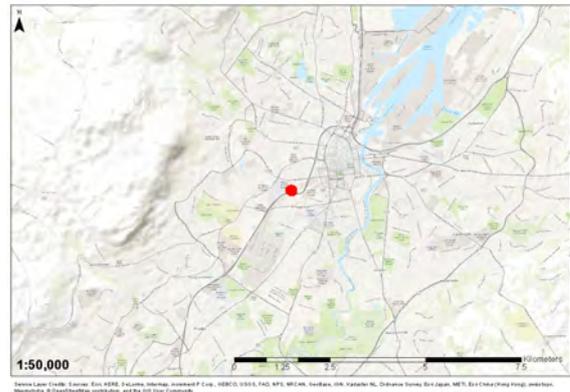
Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
Description:
Site Capacity: 10



Planning History

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

Land Use Zoning

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

Absolute Constraints

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SIGNIFICANT		
Topography:			

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

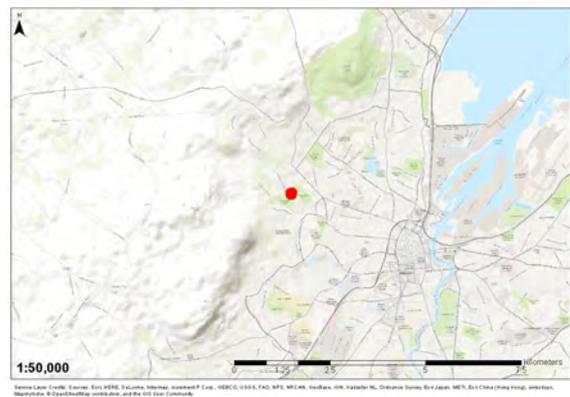
Yield, Phasing & Type

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 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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	NONE	Cycling Distance to City Centre:	10Mins+ 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:			

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

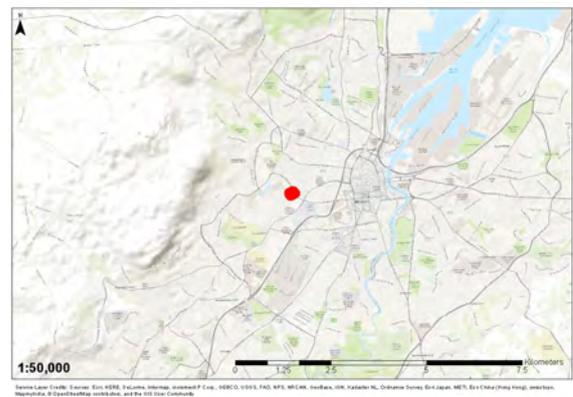
Yield, Phasing & Type

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	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

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:	Yes
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: 90

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

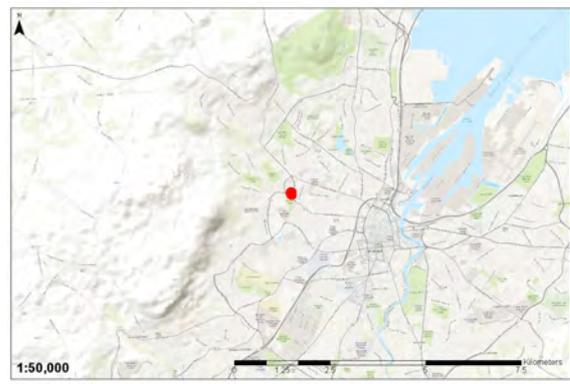
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	SERIOUS	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:			

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

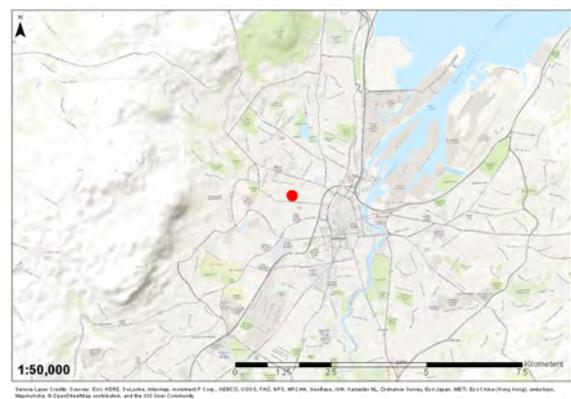
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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	2159
Source:	Housing Monitor
HM Ref:	20259
UCS Character Area:	INNER CITY
Address:	59 SNUGVILLE STREET
Postcode:	BT13
District Electoral Area:	COURT
Area Working Group:	WEST
Site Area (ha):	0.0673
Current Land Use:	Underutilised site
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.
Site Capacity:	8



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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Expected to cease
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

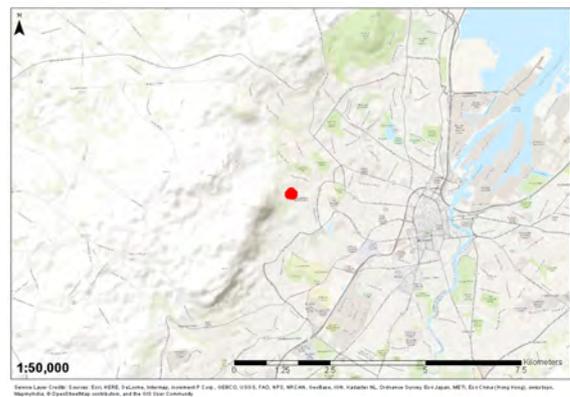
Yield, Phasing & Type

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

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 11no 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

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	400m+
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	Slightly sloping		

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

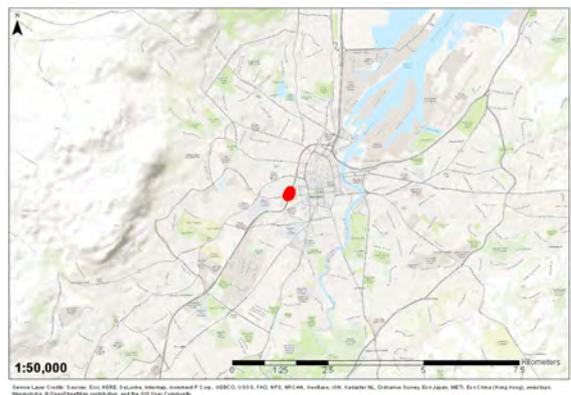
Yield, Phasing & Type

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 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

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

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

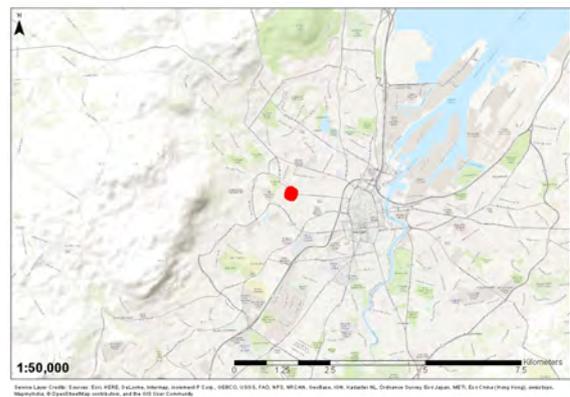
Yield, Phasing & Type

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 2162
Source: Housing Monitor
HM Ref: 21244
UCS Character Area: ARTERIAL ROUTE
Address: LANDS AT THE JUNCTION OF SHANKILL ROAD, LANARK WAY
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.8763
Current Land Use:
Description:
Site Capacity: 68



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	68
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

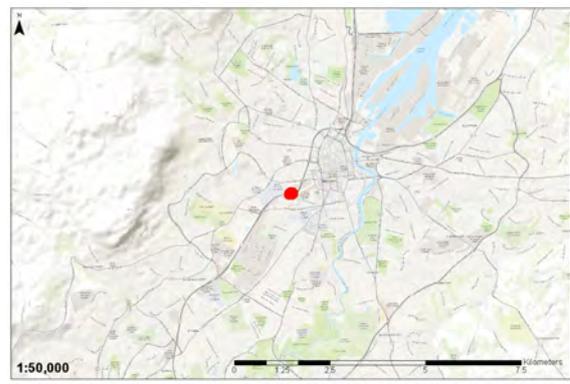
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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

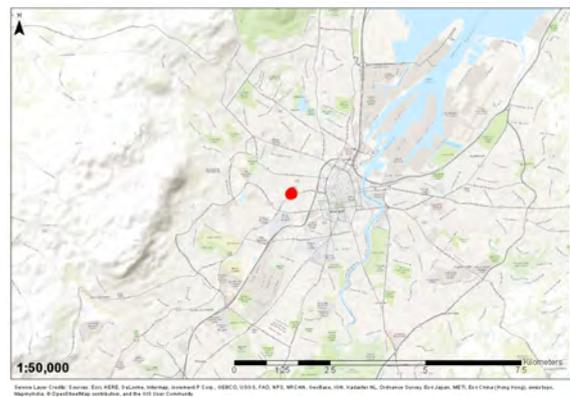
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	18
Potential Housing Type:	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. Apartment 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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	54
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

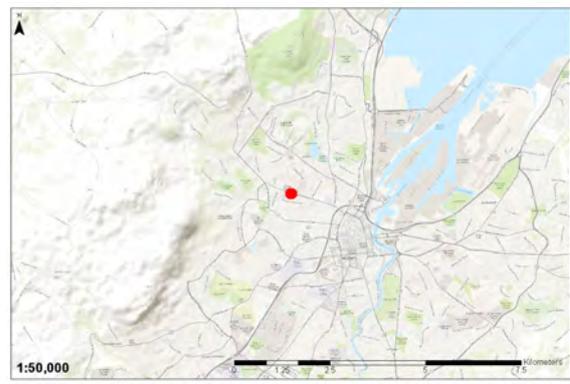
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

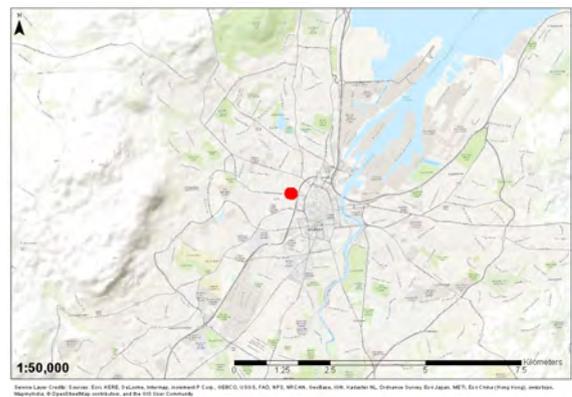
Area Working Group: WEST

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
Size of Site Retained:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		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:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

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

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:

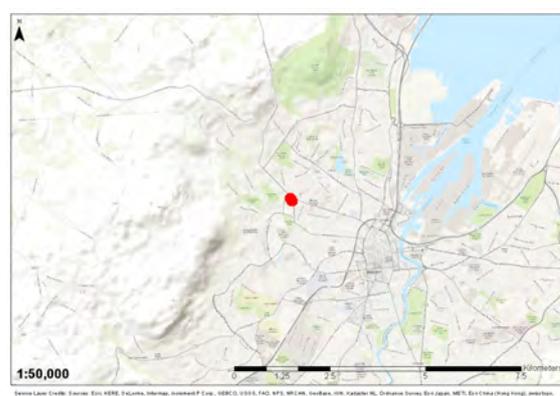
Belfast Urban Capacity Study

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:
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

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: 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 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

Is the Site Suitable? Housing
Is the Site 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	2171
Source:	Housing Monitor
HM Ref:	19203
UCS Character Area:	INNER CITY
Address:	31 RIGA STREET
Postcode:	BT13
District Electoral Area:	COURT
Area Working Group:	WEST
Site Area (ha):	0.0493
Current Land Use:	Underutilised site
Description:	Various billings on the site including one dwelling, however it is underutilised in the context of its surroundings. No recent approvals on portal therefor may be an historic HM ref.
Site Capacity:	13



Planning History

Planning granted for residential use:	Yes
UCS Residential Planning Reference No.:	Historical
Planning granted for employment use:	No
Employment Planning Reference No.:	
Employment Planning Proposal Description:	
Planning granted for other land use:	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:	0.0493

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SERIOUS		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Expected to cease
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:	13
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2172
Source: Housing Monitor
HM Ref: 18256
UCS Character Area: INNER CITY
Address: 18 LANARK WAY

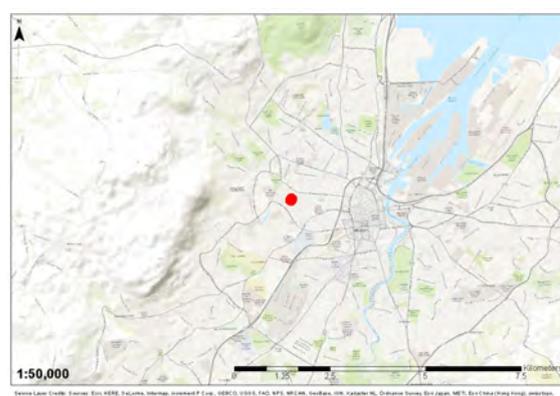
Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.1519
Current Land Use: Underutilised site

Description: 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.

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: 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: SIGNIFICANT
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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	Yes
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
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:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

Market Attractiveness:	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:

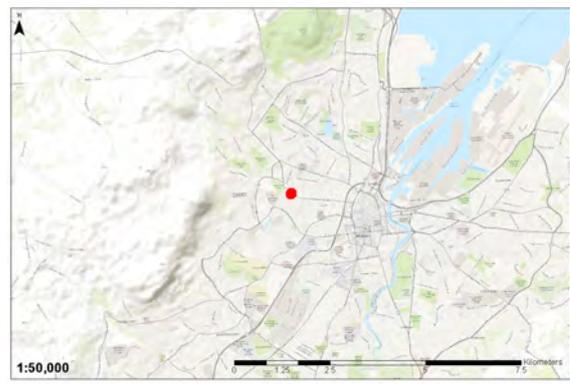
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2173
Source: Housing Monitor
HM Ref: 20255
UCS Character Area: ARTERIAL ROUTE
Address: 420-424 SHANKILL ROAD

Postcode: BT13
District Electoral Area: COURT
Area Working Group: WEST
Site Area (ha): 0.0471
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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	

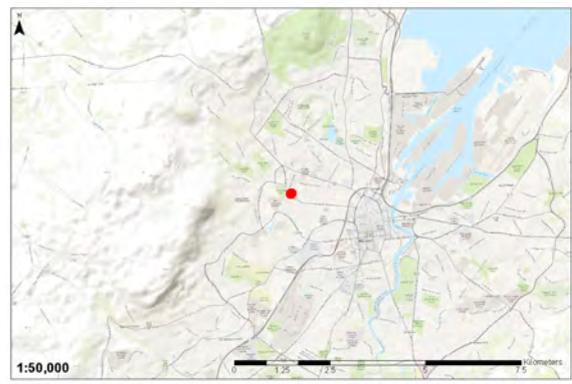
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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

Belfast Urban Capacity Study

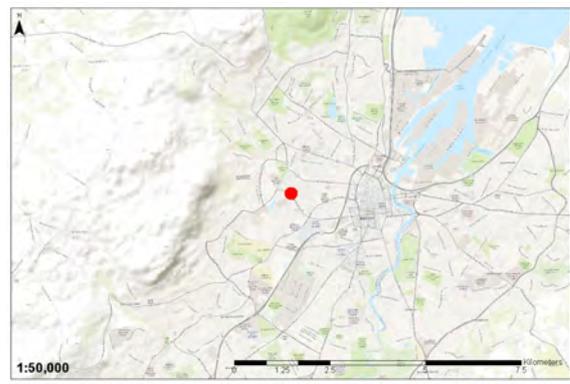
Site Information

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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		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:	SERIOUS	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:			

Availability

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

Achievability

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

Conclusions

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

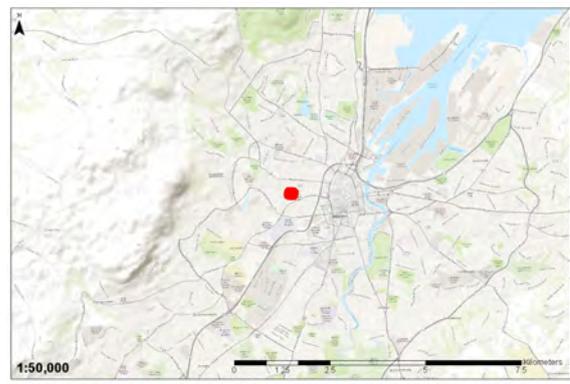
Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		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

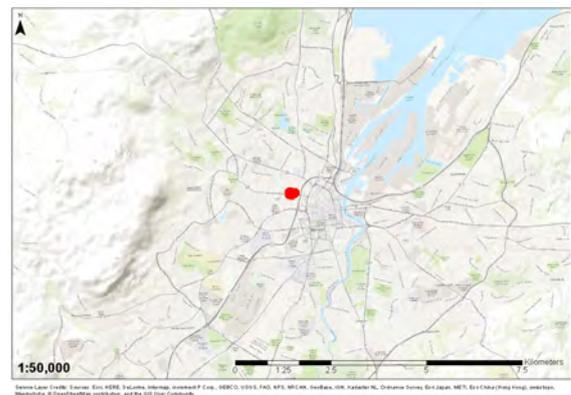
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	114
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2179
Source:	Housing Monitor
HM Ref:	17261
UCS Character Area:	ARTERIAL ROUTE
Address:	LAND BOUNDED BY SHANKILL ROAD, SHANKILL PARADE AND
Postcode:	BT13
District Electoral Area:	COURT
Area Working Group:	WEST
Site Area (ha):	0.2602
Current Land Use:	
Description:	Site appears to be develop as a surgery and other community uses. This is an Historical HM ref. Appears the site is not available.
Site Capacity:	12



Planning History

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

Land Use Zoning

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

Absolute Constraints

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

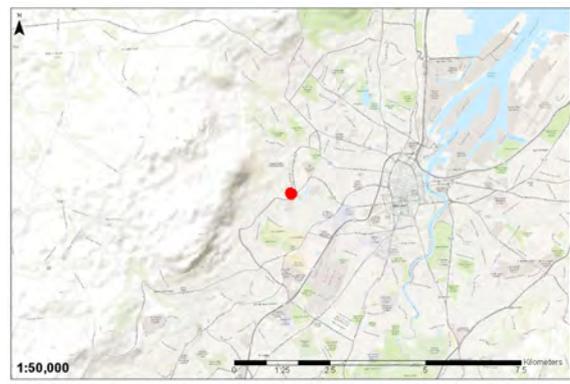
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
 Refined Density Assumption:
 Housing Yield: 12
 Potential Housing Type: Residential Development comprising 20 terrace dwellings, 12 apartments and 1 detached dwelling
 Employment Density Assumption:
 Employment Yield:
 Potential Employment Type:
 Traveller Site:
 Phase:
 Comments:

Belfast Urban Capacity Study

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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		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:			

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

Belfast Urban Capacity Study

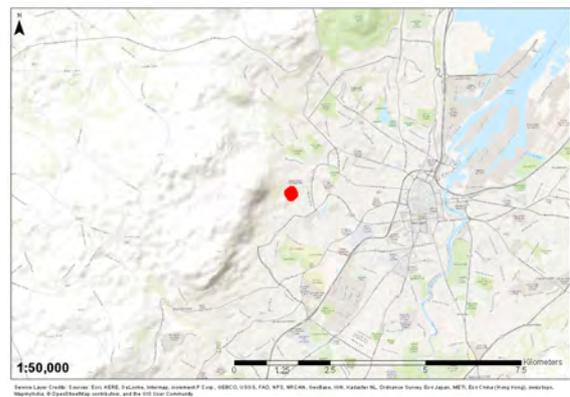
Site Information

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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
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:	MINOR	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	MINOR		
Topography:			

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

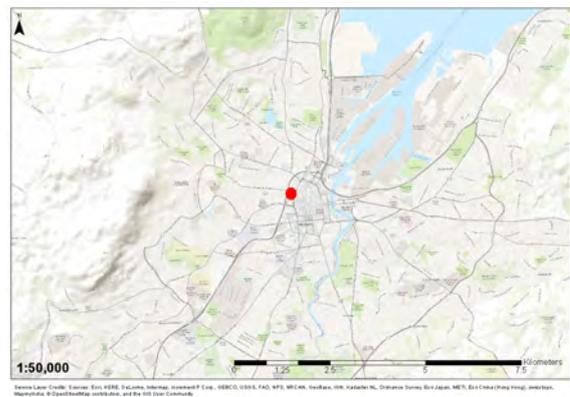
Yield, Phasing & Type

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

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

Availability

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

Achievability

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

Conclusions

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

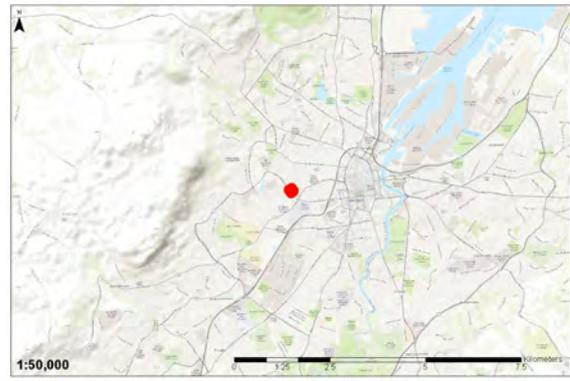
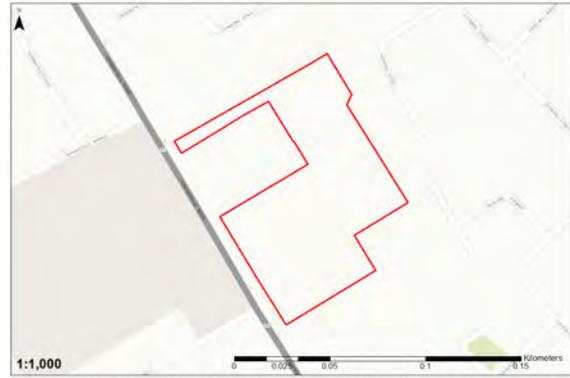
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	15
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	2188
Source:	Housing Monitor
HM Ref:	19130
UCS Character Area:	ARTERIAL 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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	SERIOUS	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

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

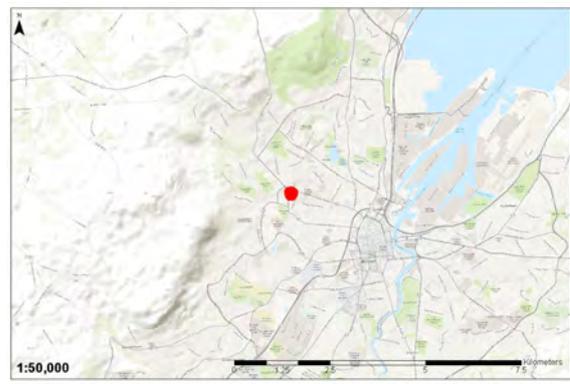
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	170
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 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:
Description:
Site Capacity: 29



Planning History

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

Land Use Zoning

Employment Zoning: NONE
Mixed Zoning: NONE
Housing Zoning: 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	SIGNIFICANT	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		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:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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:	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

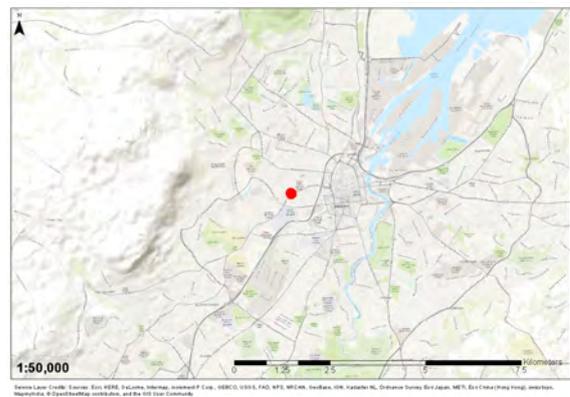
Area Working Group: WEST

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

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

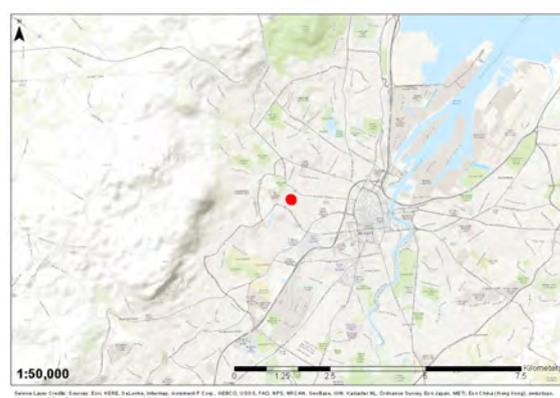
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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

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: 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:

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	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
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:	CONSIDERABLE	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:	Flat		

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

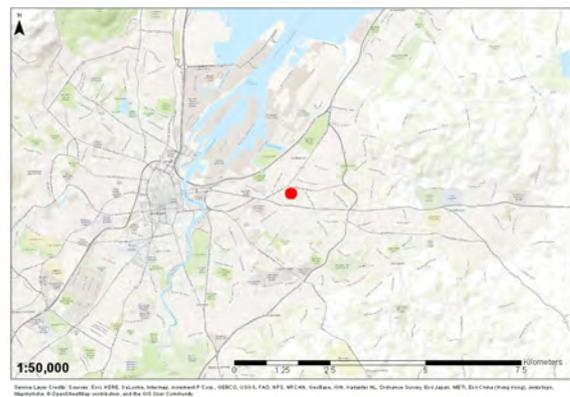
Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 21
Potential Housing Type: Semi-Detached
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2203
Source: Housing Monitor
HM Ref: 18026
UCS Character Area: INNER CITY
Address: 1-4 DUNDELA AVENUE

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1767
Current Land Use:
Description: Current application for proposed private nursing home with associated siteworks and parking.
Site Capacity: 17



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units: 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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:			

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Yes	Potential for Ransom Strips:	No
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
Refined Density Assumption:	
Housing Yield:	17
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

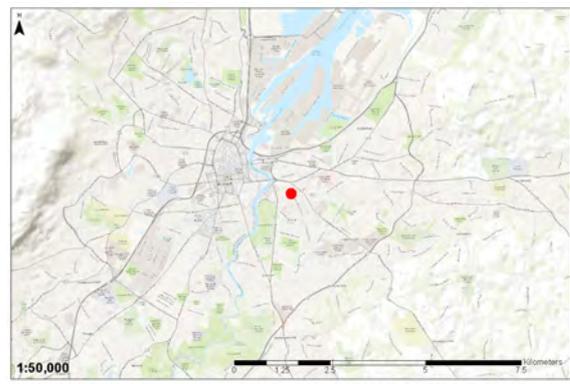
Belfast Urban Capacity Study

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:
Description:

Site Capacity: 18



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	18
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	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:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2208
Source:	Housing Monitor
HM Ref:	20121
UCS Character Area:	INNER CITY
Address:	TOILET BLOCK ADJACENT TO 37 TEMPLEMORE AVENUE
Postcode:	BT5
District Electoral Area:	TITANIC
Area Working Group:	EAST
Site Area (ha):	0.0471
Current Land Use:	
Description:	Site has delivered desired housing - Z/2012/0901/A
Site Capacity:	6



Planning History

Planning granted for residential use:	Yes
UCS Residential Planning Reference No.:	Z/2012/0901/A
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

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	
Site for Sale:		Multiple Ownerships:	
Ownership:	Private	Potential for Ransom Strips:	
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
Refined Density Assumption:	
Housing Yield:	6
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

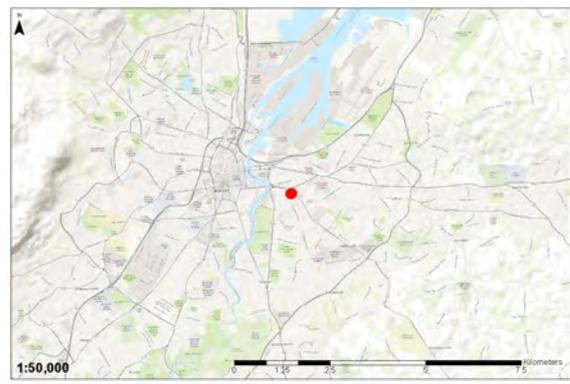
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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
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: NONE
Potential Open Space: NONE
Land identified 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 / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

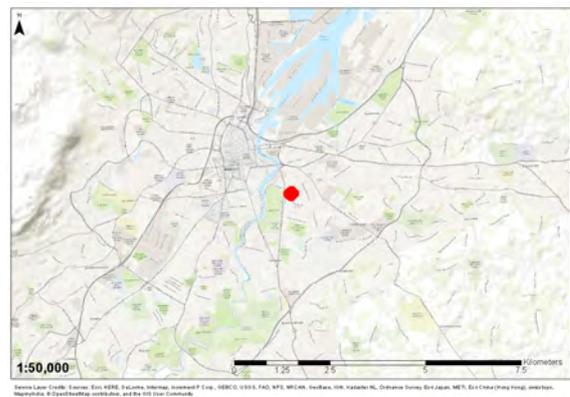
Yield, Phasing & Type

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	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:	Infrastructure works required

Conclusions

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

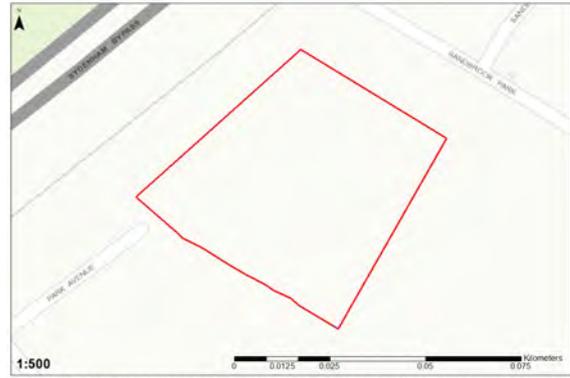
Yield, Phasing & Type

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:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2211
Source: Housing Monitor
HM Ref: 18062
UCS Character Area: INNER CITY
Address: LAND ADJACENT TO SYDENHAM PRIMARY SCHOOL PARK AVEN
Postcode: BHA 12
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.3120
Current Land Use: Green space
Description: 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
Site Capacity: 18



Planning History

Planning granted for residential use: No
UCS Residential Planning Reference No.:
Planning granted for employment use:
Employment Planning Reference No.:
Employment Planning Proposal Description:
Planning granted for other land use: Part
Other use Planning Reference No.: Z/2012/1261/F
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:	0.312

Site Suitability Assessment

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

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	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?	No
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

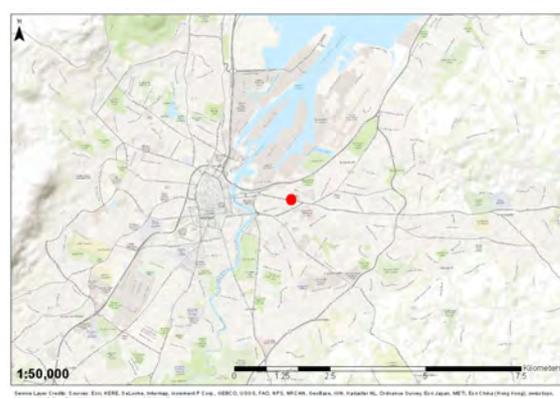
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	

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: MINOR
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: CLOSE
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 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: 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:

Site Suitability Assessment

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

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:

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	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:	

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: CONSIDERABLE
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 Ownerships:
Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

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:

Description: Residential Units now complete.

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.

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:

Planning granted 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:	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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:			

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 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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

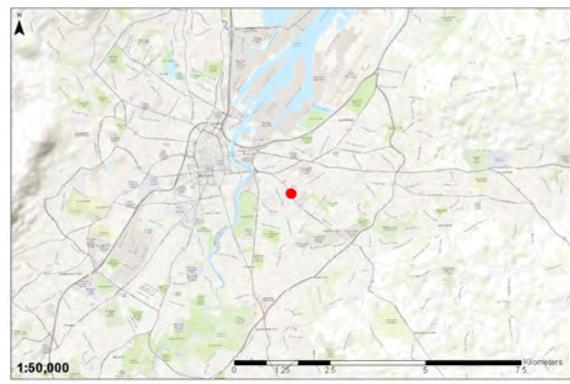
Belfast Urban Capacity Study

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:
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	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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

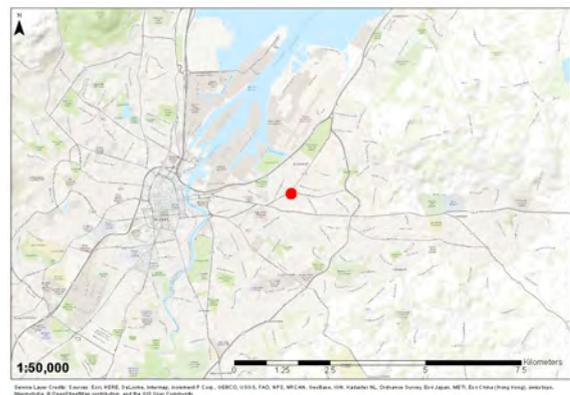
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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	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
Current Land Use:	
Description:	Site currently comprises ground floor Tesco unit with single upper floor residential flat.
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:	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		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:		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:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Yes	Potential for Ransom Strips:	No
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

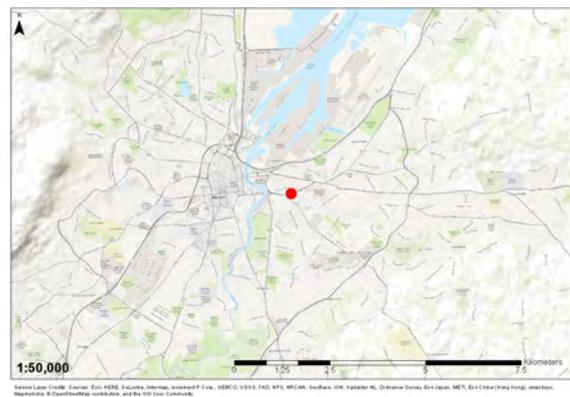
Yield, Phasing & Type

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
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

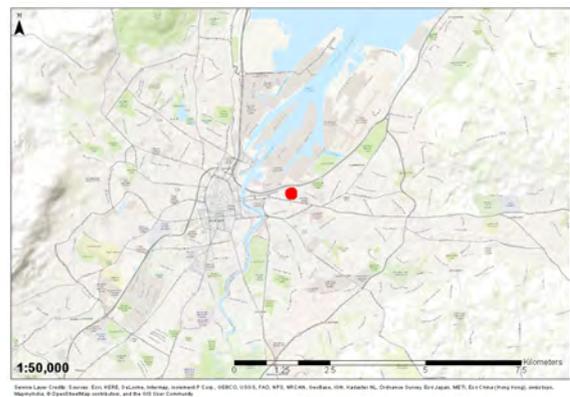
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	6
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2233
Source:	Housing Monitor
HM Ref:	12618
UCS Character Area:	INNER CITY
Address:	LANDS TO THE REAR OF MCARTHUR COURT
Postcode:	BHA 12
District Electoral Area:	TITANIC
Area Working Group:	EAST
Site Area (ha):	0.2285
Current Land Use:	Underutilised site
Description:	Heavily underutilised site with vacany porticabin units.
Site Capacity:	12



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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	12
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 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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	400m+
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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:	141
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 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: 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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:			

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:	

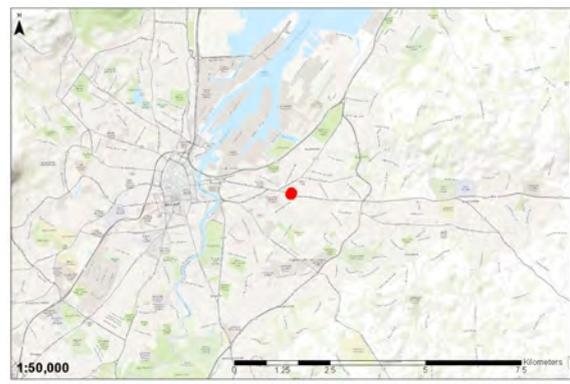
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2243
Source: Housing Monitor
HM Ref: 13140
UCS Character Area: ARTERIAL ROUTE
Address: 116-118 UPPER NEWTOWNARDS ROAD

Postcode: BT4
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0973
Current Land Use:
Description:

Site Capacity: 10



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	MINOR	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:	MINOR		
Topography:			

Availability

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

Achievability

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

Conclusions

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

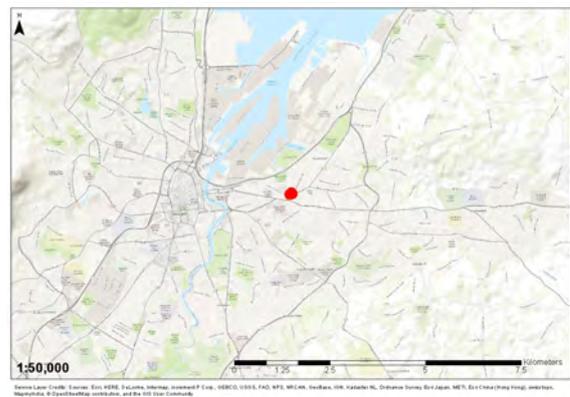
Yield, Phasing & Type

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

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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	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:	MINOR		
Surface Water:	MINOR		
Topography:	Flat		

Availability

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

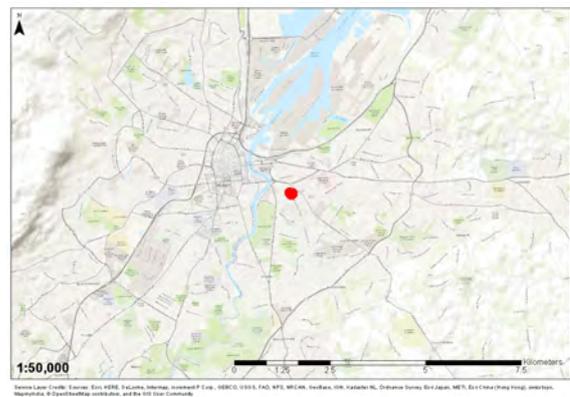
Yield, Phasing & Type

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	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.
Site Capacity:	63



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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	Yes	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:		Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	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:	

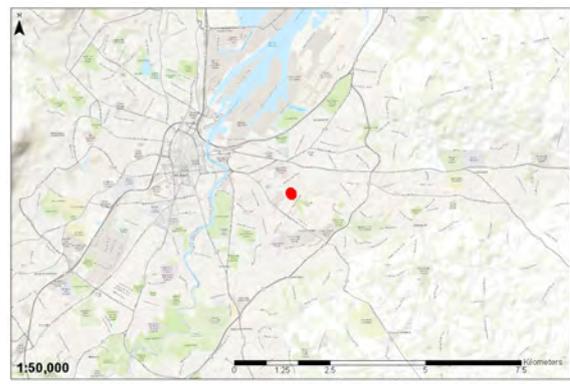
Belfast Urban Capacity Study

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
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:			

Availability

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

Achievability

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

Conclusions

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

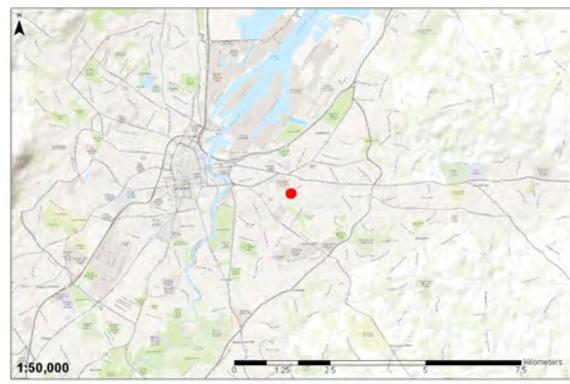
Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2248
Source: Housing Monitor
HM Ref: 12651
UCS Character Area: STRATEGIC CENTRE
Address: 363-365 BEERSBRIDGE ROAD AND 2 HOLLYCROFT AVENUE
Postcode: BT5
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0233
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:		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:	400m+
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:			

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:	9
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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:	
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

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
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

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:	

Belfast Urban Capacity Study

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:

Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:			

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

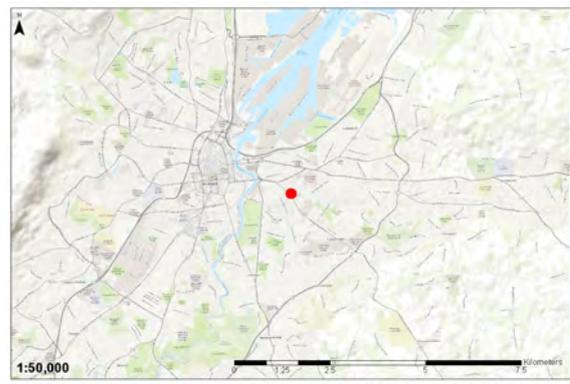
Belfast Urban Capacity Study

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 / 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: NONE
 Topography:

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

Availability

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

Current Availability:
 Multiple Ownerships:
 Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

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

Belfast Urban Capacity Study

Site Information

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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
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:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		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

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:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2255
Source:	Housing Monitor
HM Ref:	20183
UCS Character Area:	INNER CITY
Address:	146 PARKGATE AVENUE
Postcode:	BT4
District Electoral Area:	TITANIC
Area Working Group:	EAST
Site Area (ha):	0.3310
Current Land Use:	Vacant site
Description:	Historical HM Ref. associated with site. Site currently vacant with potential to deliver future residential units with a density similar to those previously granted adjacent.
Site Capacity:	24



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:	

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	Yes
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
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:	SIGNIFICANT		
Surface Water:	CONSIDERABLE		
Topography:	Flat		

Availability

Planning History:		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

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	24
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	2256
Source:	Housing Monitor
HM Ref:	19606
UCS Character Area:	INNER CITY
Address:	STRAND PRESBYTERIAN CHURCH CONNSBROOK AVENUE
Postcode:	BHA 12
District Electoral Area:	TITANIC
Area Working Group:	EAST
Site Area (ha):	0.0896
Current Land Use:	Vacant site
Description:	Site currently vacant with land plot potential to deliver residential units.
Site Capacity:	5



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:	

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

Availability

Planning History:
Site for Sale:
Ownership: Private
Willing Owner:
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: Terrace
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

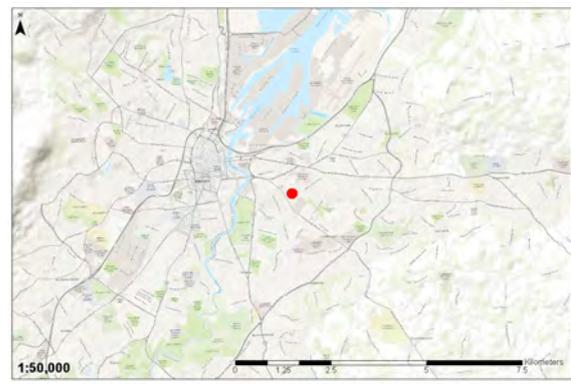
Belfast Urban Capacity Study

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:
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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: 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:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

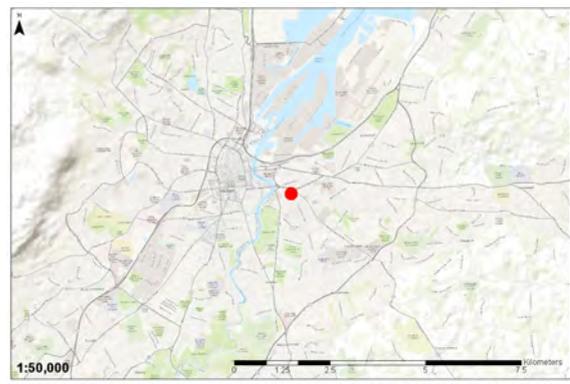
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:		Residential Area Characteristics:	Medium density
LLPA:		Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		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:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	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

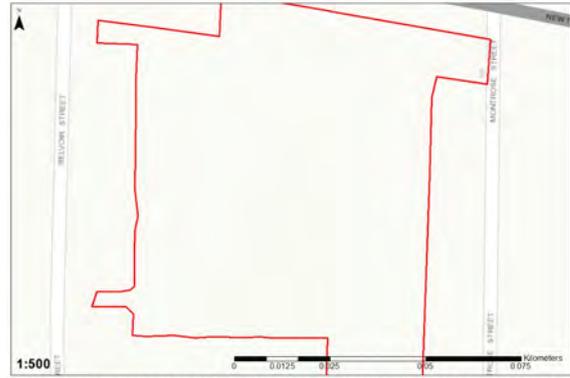
Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	75
Potential Housing Type:	Townhouse
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

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
Current Land Use:	
Description:	Site at current Skainos 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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
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:	SIGNIFICANT	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Ongoing use not expected to cease
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

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:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

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:
Description:

Site Capacity: 15



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

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

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

Availability

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

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 15
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

Belfast Urban Capacity Study

Site Information

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:
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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: 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:

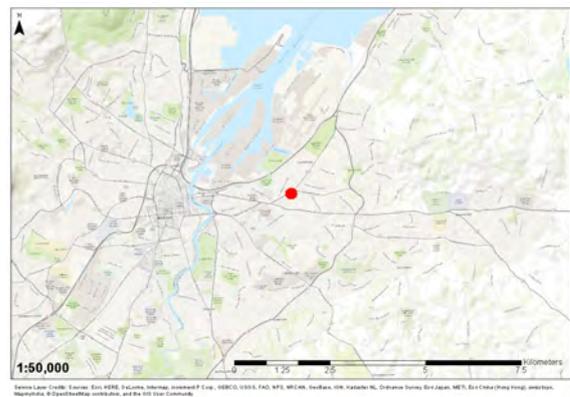
Phase:

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
Area Working Group:	EAST
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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:	Flat		

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

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:	19
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	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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	Yes
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		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:		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:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
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:	No
Phase:	
Comments:	

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:

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

Availability

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

Current Availability:
Multiple Ownerships:
Potential for Ransom Strips:

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 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	2270
Source:	Housing Monitor
HM Ref:	12421
UCS Character Area:	INNER CITY
Address:	72-86 PARKGATE AVENUE
Postcode:	BT4
District Electoral Area:	TITANIC
Area Working Group:	EAST
Site Area (ha):	0.3821
Current Land Use:	Underutilised site
Description:	Site comprises leisure facility although has potential to deliver future residential units.
Site Capacity:	49



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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
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:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
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

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:	

Belfast Urban Capacity Study

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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	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:	Flat		

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

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	10
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

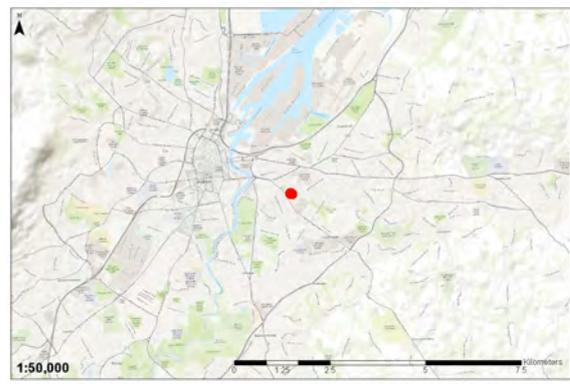
Belfast Urban Capacity Study

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:
Description:

Site Capacity: 18



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / Commercial Area: NONE
Area of Townscape Character:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: 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: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2274

Source: Housing Monitor

HM Ref: 21236

UCS Character Area: INNER CITY

Address: 18 DENORRTON PARK

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.2082

Current Land Use: Underutilised site

Description: Site currently comprises established residential dwelling with plans to demolish (See below).

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

Site Capacity: 11



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2015/0212/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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:	Flat		

Availability

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

Achievability

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

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density
Refined Density Assumption:
Housing Yield: 11
Potential Housing Type: Townhouse
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No
Phase:
Comments:

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		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:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Temporary Use
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

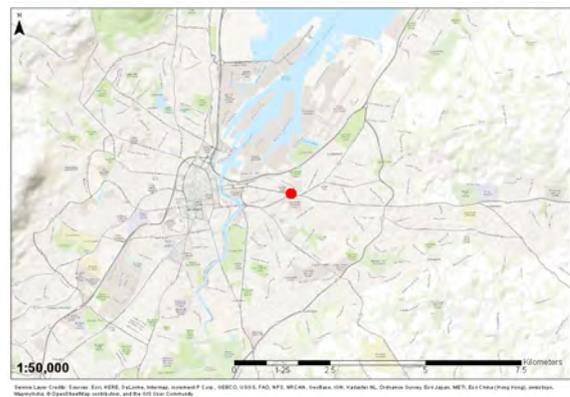
Yield, Phasing & Type

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	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

Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	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:	NONE	Cycling Distance to City Centre:	5Min 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:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

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

Conclusions

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

Yield, Phasing & Type

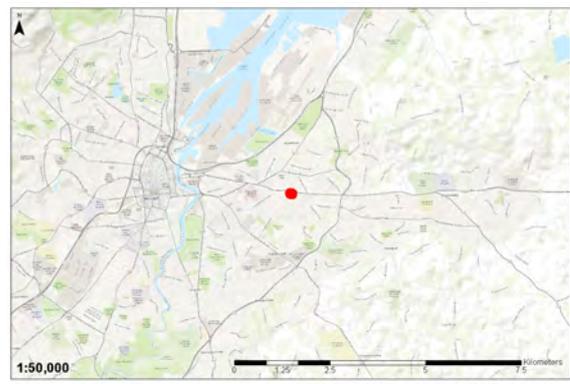
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	8
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

Belfast Urban Capacity Study

Site Information

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
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:	SIGNIFICANT	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:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

Achievability

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

Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
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:	Townhouse
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
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:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	MINOR	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:	Flat		

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

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:	

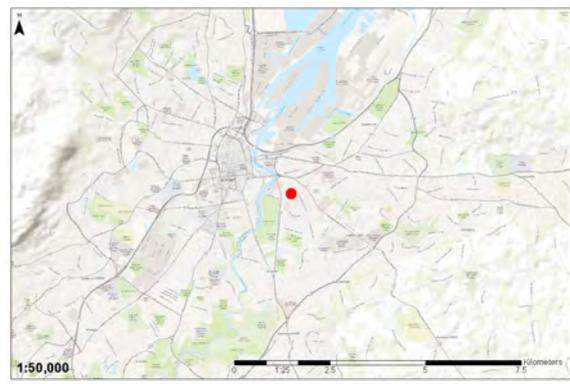
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 2282
Source: Housing Monitor
HM Ref: 20335
UCS Character Area: INNER CITY
Address: OLD CLINIC, CHERRYVILLE STREET

Postcode: BT6
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.0679
Current Land Use:
Description:

Site Capacity: 10



Planning History

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Site Suitability Assessment

District Centre: No
Shopping / 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: VERY FAR
Distance from Arterial Route: 100m-200
Highway Access to Site: ADJACENT
Distance from Bus Stop: 100-200m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 5Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: 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:

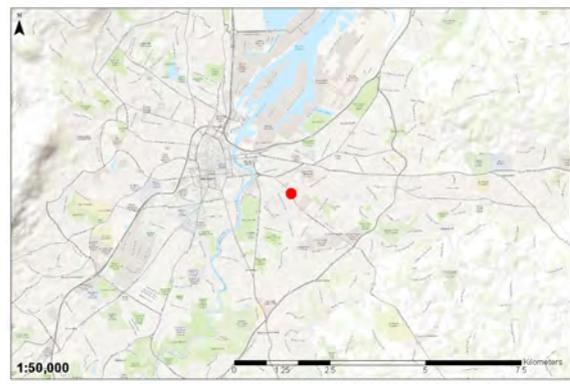
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: MINOR
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 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: 8
Potential Housing Type: Apartment/Flat
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site:
Phase:
Comments:

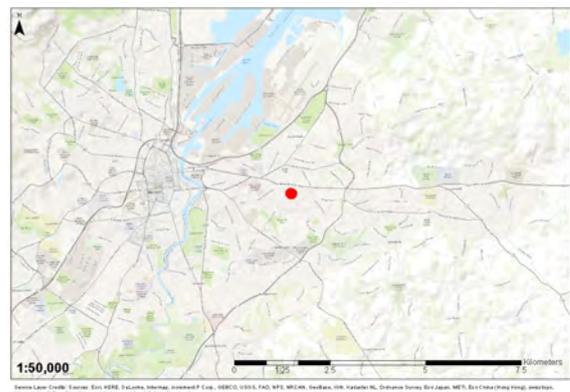
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: SIGNIFICANT
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area:
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:
Known Contamination and Ground Stability Issues:
Neighbouring Area Characteristics:
Residential Area Characteristics:
Protected Route: VERY FAR
Distance from Arterial Route: 200-400m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: 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: 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:
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

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

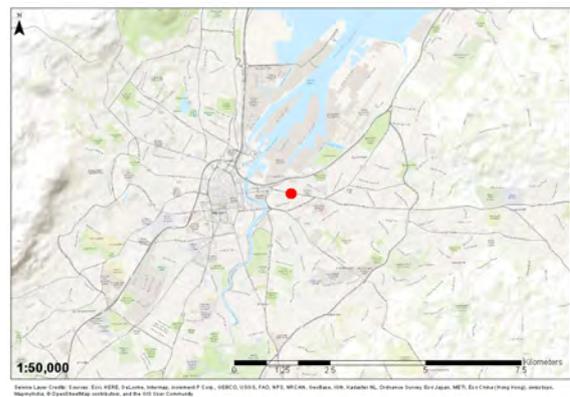
Phase:

Comments:

Belfast Urban Capacity Study

Site Information

UCS Unique Ref	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 Rod.
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

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
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:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

Availability

Planning History:		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

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:	

Belfast Urban Capacity Study

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:

Site Suitability Assessment

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

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR
Distance from Arterial Route: WITHIN 100m
Highway Access to Site: VERY CLOSE
Distance from Bus Stop: WITHIN 100m
Distance from Train Halt: 400m+
Cycling Distance to City Centre: 5Min CYCLE
Walking Distance to City Centre: 10Min WALK

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

Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 22

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

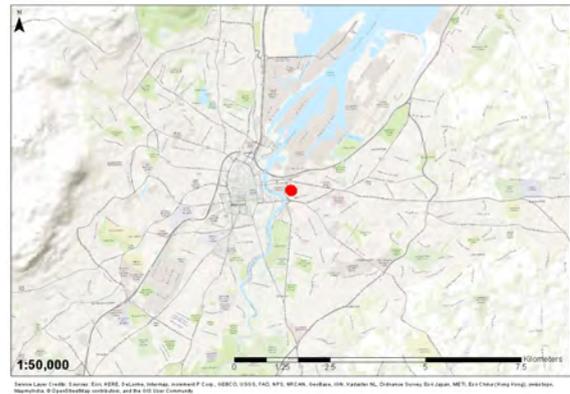
Belfast Urban Capacity Study

Site Information

UCS Unique Ref 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	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
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:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

Achievability

Market Attractiveness:	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:	

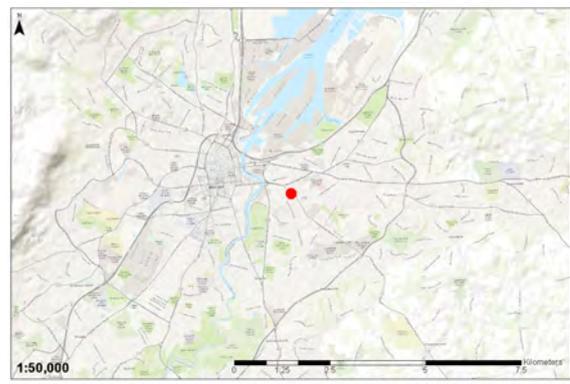
Belfast Urban Capacity Study

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:
Lagan Valley Regional Park: NONE
LLPA: NONE
Site of Local Nature Conservation Importance:
AQMA: NONE
Conservation Area: NONE
ASSSI: NONE
Monument Record: NONE
Neighbourhood Renewal Area: NONE
Listed Building: NONE
Tidal Flood Plain: NONE
Surface Water: NONE
Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: 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: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments: