

# Housing Monitor

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2295  
**Source:** Housing Monitor  
**HM Ref:** 20317  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 67 AND 69 HOLYWOOD ROAD AND 2A, 2B AND 2C GRAMPIAN  
**Postcode:** BT4  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0140  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 8



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

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

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## 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

<b>UCS Unique Ref</b>	<b>2299</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20158
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	346-350 NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0319
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Demolition of existing building and erection of proposed retail unit to ground floor with a total of eight apartments to first, second and third floor. Renewal of existing approval Z/2007/1355/F
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

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

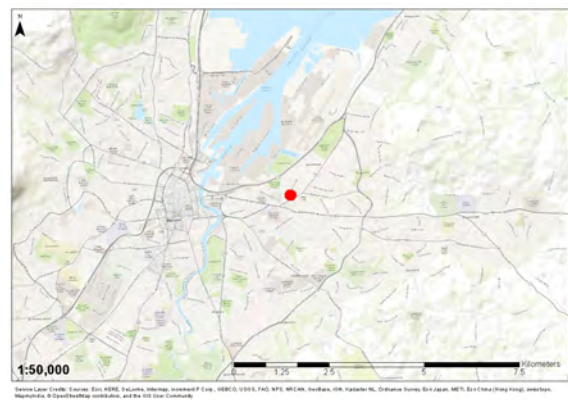
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2302</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20187
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	13 CONNSBROOK AVENUE
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0808
<b>Current Land Use:</b>	
<b>Description:</b>	Demolition of 13 Connsbrook Avenue and erection of 12 apartments [9 1 bed and 3 2 bed] with associated parking
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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



## 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:	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:	
Site for Sale:	No	Multiple Ownerships:	Yes
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

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	Steeply sloping		

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	Yes
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:	10
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** 2305  
**Source:** Housing Monitor  
**HM Ref:** 21064  
**UCS Character Area:** WIDER CITY  
**Address:** LAND BETWEEN 261-287A BEERSBRIDGE ROAD  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1987  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

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:	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:	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:	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:	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** 2306  
**Source:** Housing Monitor  
**HM Ref:** 20554  
**UCS Character Area:** CITY CENTRE  
**Address:** LANDS AT 32-39 BRIDGE END  
  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1861  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 56



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
 Refined Density Assumption:  
 Housing Yield: 56  
 Potential Housing Type: Apartment/Flat  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2307  
**Source:** Housing Monitor  
**HM Ref:** 21170  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** LAND AT JUNCTION OF SKIPTON STREET AND CARNFORTH S  
**Postcode:** BT 087  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0600  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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



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

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

---

## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

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

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



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.149

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Medium density
LLPA:	No	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:	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:	1. Site has full planning permission for housing	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:	11
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** 2316  
**Source:** Housing Monitor  
**HM Ref:** 18886  
**UCS Character Area:** INNER CITY  
**Address:** 152 BEERSBRIDGE ROAD  
  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0575  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 18



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre: No  
 Shopping / Commerical Area: NONE  
 Area of Townscape Character:  
 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: 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: 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** 2317  
**Source:** Housing Monitor  
**HM Ref:** 20319  
**UCS Character Area:** INNER CITY  
**Address:** 25 PALMERSTON ROAD

**Postcode:** BT4  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0764  
**Current Land Use:**

**Description:** Site currently comprises a single bungalow dwelling with potential to deliver a higher residential density in future.

Construction of 6 No. apartments and associated infrastructure (revised proposal to that approved under Z/2013/1523/F - no increase in numbers)

**Site Capacity:** 5



---

## Planning History

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

---

## Land Use Zoning

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

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes



**Evidence that the site is being developed for alternative use:**

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

**Site Suitability Assessment**

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:	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:	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:** 5  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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: SIGNIFICANT  
Surface Water: CONSIDERABLE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

### Planning History:

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

### Current Availability:

Ongoing use not expected to cease

### Multiple Ownerships:

No

### Potential for Ransom Strips:

No

---

## Achievability

### Market Attractiveness:

Market likely to deliver

### Infrastructure Constraints - Waste Water Treatment System:

Current Capacity within system

### Infrastructure Constraints - Transport Network:

Network can accommodate new development

---

## Conclusions

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

---

## Yield, Phasing & Type

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

### Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Townhouse

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2319  
**Source:** Housing Monitor  
**HM Ref:** 20117  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 95-99 WOODSTOCK ROAD & MOUNT STREET  
  
**Postcode:** BT6  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0157  
**Current Land Use:**  
**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: 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: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	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:	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:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	183
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2328</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12351
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	107-109 WOODSTOCK ROAD
<b>Postcode:</b>	BT6
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0363
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	15



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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

<b>UCS Unique Ref</b>	2331
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	13266
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	39 - 51 BLOOMFIELD AVENUE
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0372
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprised two storey unit with retail units at ground floor and office throughout first floor. The site has the potential to deliver a higher residential capacity within the plan period.
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0372

## 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:	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:	Ongoing use not expected to cease
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?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2334</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19526
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	164-166 RAVENHILL ROAD
<b>Postcode:</b>	BT6
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0139
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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

<b>UCS Unique Ref</b>	<b>2335</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20333
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	THE MOUNT 2 WOODSTOCK LINK
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1124
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	16



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2336</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19879
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	SITE AT BRIDGE END / STATION STREET
<b>Postcode:</b>	BT3
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1709
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	175



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 175

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2337</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20347
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	UNITS 70 & 71 143-147 CASTLEREAGH ROAD
<b>Postcode:</b>	BT5 / BT6
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0366
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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

<b>UCS Unique Ref</b>	<b>2339</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20334
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	THE MOUNT 2 WOODSTOCK LINK
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0786
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	15



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

Utilities on Site:  
Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

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

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

---

## Availability

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

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



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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: SIGNIFICANT  
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: 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: 6  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:

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 CLOSE

Distance from Arterial Route: WITHIN 100m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

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

---

## Availability

Planning History:

Site for Sale: No

Ownership: Private

Willing Owner: Yes

Current Availability: Ongoing use not expected to cease

Multiple Ownerships: Yes

Potential for Ransom Strips: No

---

## Achievability

Market Attractiveness:

Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System:

Current Capacity within system

Infrastructure Constraints - Transport Network:

Network can accommodate new development

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	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:	CONSIDERABLE	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:	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:	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**                   **2347**  
**Source:**                               Housing Monitor  
**HM Ref:**                               20127  
**UCS Character Area:**            ARTERIAL ROUTE  
**Address:**                            175 TEMPLEMORE AVENUE  
  
**Postcode:**                         BT5  
**District Electoral Area:**        TITANIC  
**Area Working Group:**            EAST  
**Site Area (ha):**                     0.0175  
**Current Land Use:**  
  
**Description:**  
  
  
**Site Capacity:**                     5



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

### 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** 2348

**Source:** Housing Monitor

**HM Ref:** 21239

**UCS Character Area:** ARTERIAL ROUTE

**Address:** 1 - 21 CASTLEREAGH ROAD

**Postcode:** BT5

**District Electoral Area:** TITANIC

**Area Working Group:** EAST

**Site Area (ha):** 0.0684

**Current Land Use:**

**Description:**

**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 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: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2349</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19553
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	57-63 TEMPLEMORE AVENUE
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0219
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site resides at corner of Madrid St and Templemore Avenue and is currently a vacant plot of land.
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	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:	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:	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:	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

<b>UCS Unique Ref</b>	<b>2352</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21062
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	FORMER SIROCCO WORKS, SHORT STRAND
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	4.0931
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	102



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 102

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

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



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2357</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20798
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	BRIDGE HOUSE 166, 168,170 + 172 ALBERTBRIDGE ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1957
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprises a community garden, Community Business Unit and a surface level carpark to the rear. The site has potential to delivery a higher housing density in future.  Proposed community park & associated siteworks - Z/2013/0643/F
<b>Site Capacity:</b>	46



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

## Site Suitability Assessment

District Centre:	No	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:	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:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
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:** 46  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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 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:	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

<b>UCS Unique Ref</b>	<b>2361</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20200
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	182 & 184 HOLYWOOD ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1201
<b>Current Land Use:</b>	
<b>Description:</b>	Site currently comprises two storey residential dwelling.
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:		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** 2364  
**Source:** Housing Monitor  
**HM Ref:** 20222  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 104-110 UPPER NEWTOWNARDS ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1984  
**Current Land Use:**  
**Description:** Residential units currently established on site.  
  
**Site Capacity:** 12



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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



## Site Suitability Assessment

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

---

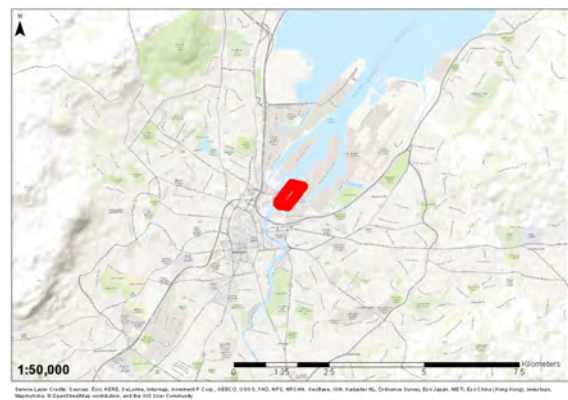
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2365  
**Source:** Housing Monitor  
**HM Ref:** 19519  
**UCS Character Area:** WIDER CITY  
**Address:** TITANIC QUARTER, PHASE II QUEEN'S ROAD  
**Postcode:** BT3  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 17.5843  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 388



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## 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:	SIGNIFICANT	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	5Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SERIOUS		
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:	388
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2367  
**Source:** Housing Monitor  
**HM Ref:** 12053  
**UCS Character Area:** CITY CENTRE  
**Address:** 7-9 RAVENHILL ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0353  
**Current Land Use:**  
**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 / Commerical Area: NONE  
 Area of Townscape Character:  
 Lagan Valley Regional Park: NONE  
 LLPA: NONE  
 Site of Local Nature Conservation Importance:  
 AQMA: MINOR  
 Conservation Area: NONE  
 ASSSI: NONE  
 Monument Record: NONE  
 Neighbourhood Renewal Area: NONE  
 Listed Building: NONE  
 Tidal Flood Plain: SERIOUS  
 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: 200-400m  
 Cycling Distance to City Centre: CITY CENTRE  
 Walking Distance to City Centre: CITY CENTRE  
 Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2368  
**Source:** Housing Monitor  
**HM Ref:** 18060  
**UCS Character Area:** INNER CITY  
**Address:** LAND AT BENDIGO STREET,  
RAVENHILL ROAD  
**Postcode:** BT 125  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.2372  
**Current Land Use:**  
**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:	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:	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:	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** 2370  
**Source:** Housing Monitor  
**HM Ref:** 12661  
**UCS Character Area:** CITY CENTRE  
**Address:** PLOTS 5 & 8 OF FORMER SIROCCO WORKS, SHORT STRAND  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 2.2615  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 266



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	SERIOUS	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:	MINOR		
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:	266
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** 2375  
**Source:** Housing Monitor  
**HM Ref:** 21469  
**UCS Character Area:** CITY CENTRE  
**Address:** QUEEN'S QUAY, LANDS BESIDE M3 AND ODYSSEY BUILDING  
**Postcode:** CC 029  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 7.3784  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 798



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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: CONSIDERABLE  
 Surface Water: MINOR  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: ADJACENT  
 Distance from Arterial Route: 200-400m  
 Highway Access to Site: ADJACENT  
 Distance from Bus Stop: WITHIN 100m  
 Distance from Train Halt: 200-400m  
 Cycling Distance to City Centre: CITY CENTRE  
 Walking Distance to City Centre: CITY CENTRE

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 798

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:	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:	SIGNIFICANT	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:	Yes
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:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2378  
**Source:** Housing Monitor  
**HM Ref:** 21506  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 243 -245 WOODSTOCK ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0143  
**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: MINOR  
 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: 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** 2379  
**Source:** Housing Monitor  
**HM Ref:** 21508  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT THE CORNER OF GROVE STREET EAST AND FASHO  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1889  
**Current Land Use:** Vacant site  
**Description:** Site remains vacant. May also be suitable for employment use.  
 Z/2013/1476/F - Social housing development comprising of 13no dwellings (11 no. terraced and 2 no. semi-detached properties) and associated car parking  
**Site Capacity:** 13



## 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:	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 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:	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:	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:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

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

## **Yield, Phasing & Type**

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

**Refined Density Assumption:**

**Housing Yield:** 13

**Potential Housing Type:** Terrace

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:** No

**Phase:**

**Comments:**

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

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

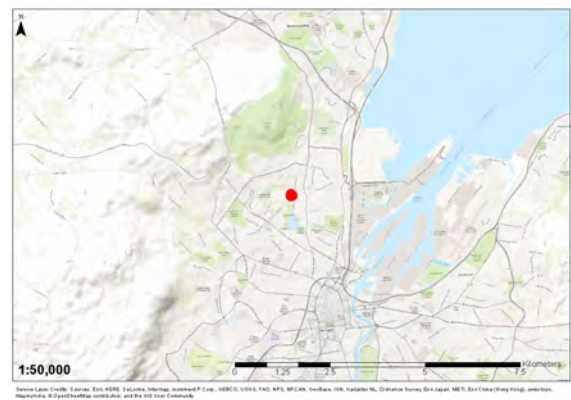
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2383</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12187
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	74 & 76 OLD WESTLAND ROAD & 42 CAVEHILL ROAD
<b>Postcode:</b>	BT14 / BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1847
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	15



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:	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:	15
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2386</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18041
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	35-41 ASHLEY GARDENS
<b>Postcode:</b>	BT 117
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0993
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 11

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2387</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12801
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	761 ANTRIM ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1489
<b>Current Land Use:</b>	
<b>Description:</b>	Site currently occupied. Was zoned for housing in BAMP but no current approvals. BMAP states that the development was already completed. Should not be in HM.
<b>Site Capacity:</b>	19



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

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

## 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:	NONE	Protected Route:	VERY FAR
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:		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:	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?	No
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:	DEMOLITION OF EXISTING NURSING HOME AND ERECTION OF 14 NO APARTMENTS
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Low density
LLPA:	No	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:		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:	9
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2393</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19736
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	22-30 HOPEFIELD AVENUE
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1208
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	24



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 24  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2394</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18155
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	42-46 GREAT GEORGES ST & 22-46 NELSON ST
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.4241
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	LA04/2016/1252/F - Purpose built managed student accommodation (774 beds). Maximum height of 12 storeys - approved Jan 2017 - removed from capacity study as evidence suggests it will be developed for an alternative use - monitor site - construction non yet commenced therefore still considered to be available for housing.
<b>Site Capacity:</b>	238



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2011/0737/O
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	LA04/2016/1252/F
<b>Other use Proposal Description:</b>	Purpose built managed student accommodation (774 beds).

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
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Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.4241

## **Site Suitability Assessment**

District Centre:	No	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 CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
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:	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:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:	4. Site has outline planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	Yes
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:** 238

**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** 2395  
**Source:** Housing Monitor  
**HM Ref:** 19731  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 3 ALEXANDRA PARK AVENUE  
  
**Postcode:** BT 110  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0447  
**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 / Commerical Area: NONE  
 Area of Townscape Character:  
 Lagan Valley Regional Park: NONE  
 LLPA: NONE  
 Site of Local Nature Conservation Importance:  
 AQMA: NONE  
 Conservation Area: NONE  
 ASSSI: NONE  
 Monument Record: NONE  
 Neighbourhood Renewal Area: NONE  
 Listed Building: NONE  
 Tidal Flood Plain: NONE  
 Surface Water: MINOR  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
 Distance from Arterial Route: 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:

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
 Refined Density Assumption:  
 Housing Yield: 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** 2397  
**Source:** Housing Monitor  
**HM Ref:** 11485  
**UCS Character Area:** WIDER CITY  
**Address:** LAND BETWEEN PINEVIEW ROAD & ANTRIM ROAD  
**Postcode:** BT 090  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 1.0274  
**Current Land Use:** Vacant site  
**Description:** Site of Local Nature Conservation Importance  
**Site Capacity:** 20



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
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?	No

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	20
Potential Housing Type:	20 DETACHED AND SEMI DETACHED DWELLINGS
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Part of site refused planning permission for 9 dwellings Sep 2017

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2398</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	13068
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS AT THORNBURN ROAD, PORTMORE HILL
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	1.9859
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site part developed for residential. Two separate planning approvals: Z/2014/0610/F and LA04/2015/1345/F
<b>Site Capacity:</b>	67



## Planning History

<b>Planning granted for residential use:</b>	Part
<b>UCS Residential Planning Reference No.:</b>	LA04/2015/1345/F and Z/2014
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.99295

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Medium density
LLPA:	No	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	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:		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:		Multiple Ownerships:	Unknown
Ownership:	Unknown	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:	67
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** 2399  
**Source:** Housing Monitor  
**HM Ref:** 18994  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 377 ANTRIM ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0284  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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



## Site Suitability Assessment

District Centre:	No	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:	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

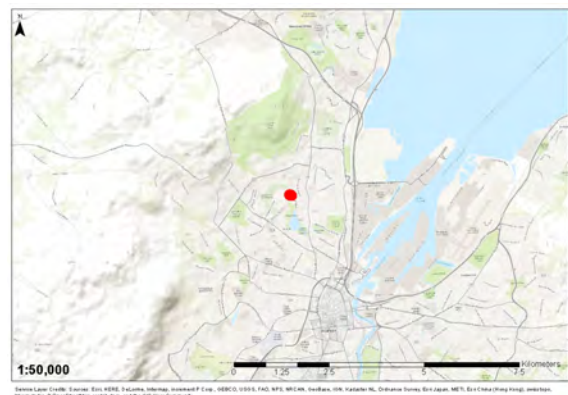
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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** 2400  
**Source:** Housing Monitor  
**HM Ref:** 19291  
**UCS Character Area:** WIDER CITY  
**Address:** 20 GLENBURN ROAD  
  
**Postcode:** BT14  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1861  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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:	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:	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

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



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Low density
LLPA:	No	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:		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:	Expected to cease
Site for Sale:	Multiple Ownerships:	Unknown
Ownership:	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:	36
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Majority of site developed with planning permission for 2 apartments Ref. LA04/2015/0267/F

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2409  
**Source:** Housing Monitor  
**HM Ref:** 21280  
**UCS Character Area:** WIDER CITY  
**Address:** 804 SHORE ROAD  
  
**Postcode:** BT 090  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1122  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 23



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
  
**Historic Park, Garden and Demesne:** 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: 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):

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

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

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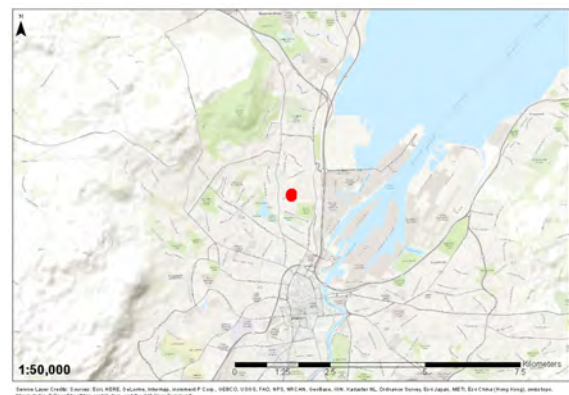
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
 Refined Density Assumption:  
 Housing Yield: 23  
 Potential Housing Type: Semi-Detached  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2411  
**Source:** Housing Monitor  
**HM Ref:** 525  
**UCS Character Area:** WIDER CITY  
**Address:** 17 SOMERTON ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2009  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 65



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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



## Site Suitability Assessment

District Centre:	No	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:	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:	65
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** 2413  
**Source:** Housing Monitor  
**HM Ref:** 19738  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 328 ANTRIM ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2770  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 35



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre:	No	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:	CONSIDERABLE	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:	35
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

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



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre: No  
 Shopping / Commercial Area: NONE  
 Area of Townscape Character:  
 Lagan Valley Regional Park: NONE  
 LLPA: NONE  
 Site of Local Nature Conservation Importance:  
 AQMA: MINOR  
 Conservation Area: NONE  
 ASSSI: NONE  
 Monument Record: NONE  
 Neighbourhood Renewal Area:  
 Listed Building: MINOR  
 Tidal Flood Plain: SERIOUS  
 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: CITY CENTRE  
 Walking Distance to City Centre: CITY CENTRE  
 Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

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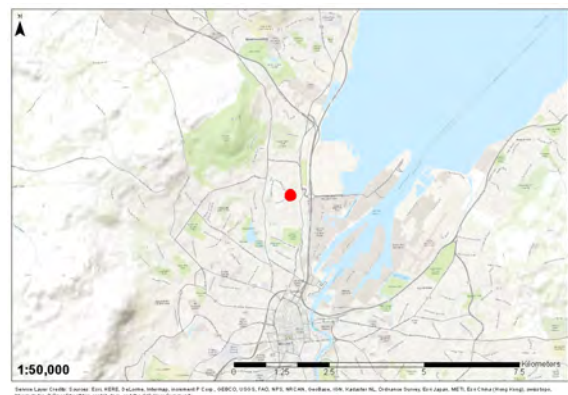
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2418  
**Source:** Housing Monitor  
**HM Ref:** 12512  
**UCS Character Area:** WIDER CITY  
**Address:** 68 FORTWILLIAM PARK  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2122  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 21



## Planning History

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

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** 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: 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: 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: 21  
 Potential Housing Type: Apartment/Flat  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2420</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20923
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	27 - 29 GORDON STREET
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1033
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Historical HM ref. Site was recently for sale as redevelopment opportunity.
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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



## Site Suitability Assessment

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

## Availability

<b>Planning History:</b>		<b>Current Availability:</b>	Expected to cease
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Yes		

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

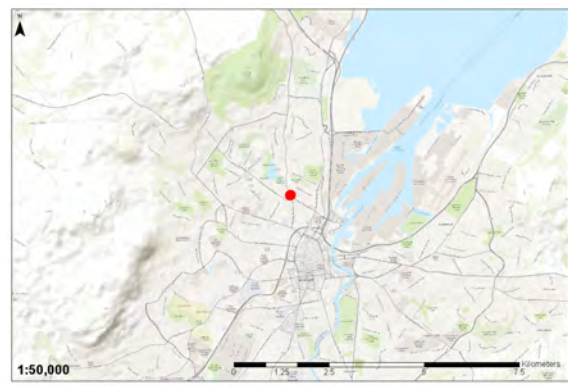
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2421  
**Source:** Housing Monitor  
**HM Ref:** 19353  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 249-251 DUNCAIRN GARDENS  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0105  
**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: CONSIDERABLE  
 Tidal Flood Plain: NONE  
 Surface Water: MINOR  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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:

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2423

**Source:** Housing Monitor

**HM Ref:** 18046

**UCS Character Area:** WIDER CITY

**Address:** LAND TO EAST OF DUNMORE TA  
CENTRE ASHFIELD CRESCEN

**Postcode:** BT 085

**District Electoral Area:** CASTLE

**Area Working Group:** NORTH

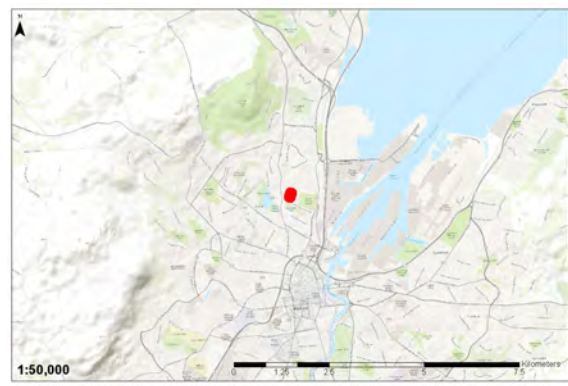
**Site Area (ha):** 0.5704

**Current Land Use:**

**Description:**

**Site Capacity:** 20

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** SIGNIFICANT

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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:	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:		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:	20
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** 2426  
**Source:** Housing Monitor  
**HM Ref:** 21056  
**UCS Character Area:** WIDER CITY  
**Address:** 452 ANTRIM ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2055  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 11



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## 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:	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:	MINOR	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

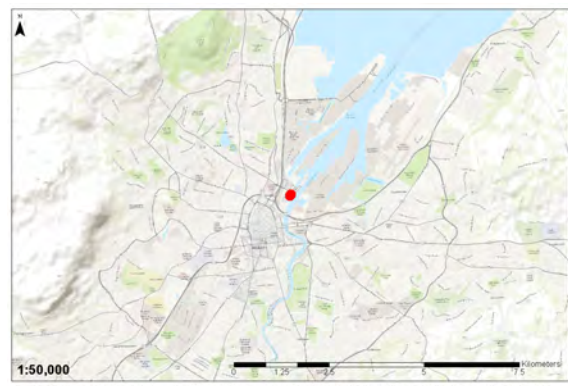
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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** 2427  
**Source:** Housing Monitor  
**HM Ref:** 19875  
**UCS Character Area:** WIDER CITY  
**Address:** 54 PILOT STREET & 19-22 PRINCE'S DOCK STREET  
**Postcode:** BT1  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0496  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 58



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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



## 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:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	5Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SIGNIFICANT		
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:	58
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** 2432  
**Source:** Housing Monitor  
**HM Ref:** 19743  
**UCS Character Area:** WIDER CITY  
**Address:** 615 ANTRIM ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1209  
**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 / Commerical Area: NONE  
 Area of Townscape Character:  
 Lagan Valley Regional Park: NONE  
 LLPA: NONE  
 Site of Local Nature Conservation Importance:  
 AQMA: NONE  
 Conservation Area: SIGNFICIENT  
 ASSSI: NONE  
 Monument Record: NONE  
 Neighbourhood Renewal Area:  
 Listed Building: SERIOUS  
 Tidal Flood Plain: NONE  
 Surface Water: MINOR  
 Topography:

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

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## Conclusions

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

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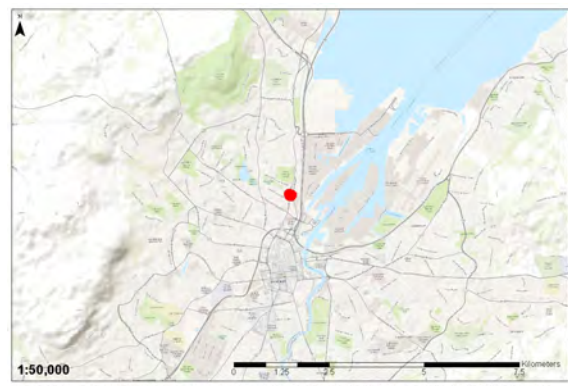
## Yield, Phasing & Type

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** 2433  
**Source:** Housing Monitor  
**HM Ref:** 20683  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** CASTLETON CENTRE REAR YARD 30-48 YORK ROAD & 2 PAR  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2738  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 21



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: WITHIN 100m  
 Highway Access to Site: VERY CLOSE  
 Distance from Bus Stop: WITHIN 100m  
 Distance from Train Halt: 200-400m  
 Cycling Distance to City Centre: 5Min CYCLE  
 Walking Distance to City Centre: 10Min WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable? Housing  
 Is the Site 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** 2434  
**Source:** Housing Monitor  
**HM Ref:** 21055  
**UCS Character Area:** WIDER CITY  
**Address:** SOUTH EAST OF 199 WHITEWELL ROAD  
**Postcode:** BT 090  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.2897  
**Current Land Use:** Vacant site  
**Description:**  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Low density
LLPA:	No	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:		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:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:			

## Achievability

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

## Conclusions

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2437  
**Source:** Housing Monitor  
**HM Ref:** 20899  
**UCS Character Area:** WIDER CITY  
**Address:** LAND BETWEEN FORTWILLIAM PARADE AND SKEGONEILL AVE  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 1.9360  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 48



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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



## 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:	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:		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:	26
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** 2440  
**Source:** Housing Monitor  
**HM Ref:** 21197  
**UCS Character Area:** WIDER CITY  
**Address:** 530 - 532 SHORE ROAD  
  
**Postcode:** BT 117  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.3704  
**Current Land Use:**  
**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:** 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:  
 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: 11  
 Potential Housing Type: Apartment/Flat  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2441

**Source:** Housing Monitor

**HM Ref:** 21278

**UCS Character Area:** WIDER CITY

**Address:** 9 & 16 COLINTON GARDENS

**Postcode:** BT 010/6

**District Electoral Area:** CASTLE

**Area Working Group:** NORTH

**Site Area (ha):** 0.3148

**Current Land Use:**

**Description:** Site Fully Developed

**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:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** MINOR

**Area of Existing Open Space:** MINOR

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** MINOR

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
 Shopping / Commerical Area: NONE  
 Area of Townscape Character:  
 Lagan Valley Regional Park: NONE  
 LLPA: MINOR  
 Site of Local Nature Conservation Importance:  
 AQMA: NONE  
 Conservation Area: NONE  
 ASSSI: NONE  
 Monument Record: NONE  
 Neighbourhood Renewal Area:  
 Listed Building: 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: 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? No  
 Is the Site Achievable? No

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): N/A  
 Refined Density Assumption:  
 Housing Yield: 8  
 Potential Housing Type: Demolition of 2 no. existing dwellings & construction of proposed housing development comprising of  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2442  
**Source:** Housing Monitor  
**HM Ref:** 20354  
**UCS Character Area:** INNER CITY  
**Address:** DUNMORE INDUSTRIAL ESTATE 261 ALEXANDRA PARK AVENU  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.6468  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 38



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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:	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:	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:	38
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2443

**Source:** Housing Monitor

**HM Ref:** 19727

**UCS Character Area:** WIDER CITY

**Address:** 20A & 22 OLD CAVEHILL ROAD

**Postcode:** BT15

**District Electoral Area:** CASTLE

**Area Working Group:** NORTH

**Site Area (ha):** 0.2514

**Current Land Use:** Underutilised site

**Description:** Under construction - near complete.

Z/2014/0099/F - Erection of 7no dwellings comprising of 2no semi-detached and 5no detached, including associated carparking and landscaping (Amended Plans Received).

**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:	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	<b>Utilities on Site:</b>	
Shopping / Commerical Area:	NONE	<b>Known Contamination and Ground Stability Issues:</b>	
Area of Townscape Character:		<b>Neighbouring Area Characteristics:</b>	
Lagan Valley Regional Park:	NONE	<b>Residential Area Characteristics:</b>	
LLPA:	NONE	<b>Protected Route:</b>	VERY CLOSE
Site of Local Nature Conservation Importance:		<b>Distance from Arterial Route:</b>	400m+
AQMA:	NONE	<b>Highway Access to Site:</b>	VERY CLOSE
Conservation Area:	NONE	<b>Distance from Bus Stop:</b>	100-200m
ASSSI:	NONE	<b>Distance from Train Halt:</b>	400m+
Monument Record:	NONE	<b>Cycling Distance to City Centre:</b>	10Mins+ CYCLE
Neighbourhood Renewal Area:		<b>Walking Distance to City Centre:</b>	10Mins+ WALK
Listed Building:	NONE	<b>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</b>	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

## Availability

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

## Achievability

<b>Market Attractiveness:</b>	Market likely to deliver
<b>Infrastructure Constraints - Waste Water Treatment System:</b>	Current Capacity within system
<b>Infrastructure Constraints - Transport Network:</b>	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:** 7  
**Potential Housing Type:** Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2444</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20340
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	FORTWILLIAM GRANGE, FORTWILLIAM PARK
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	1.8180
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	109



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:	CONSIDERABLE	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:	

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## Conclusions

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

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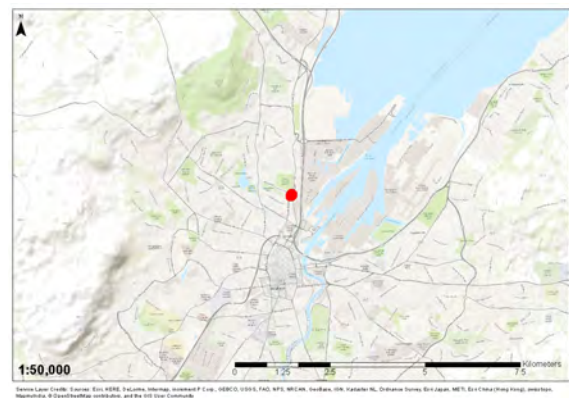
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	109
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2447</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19773
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	ALEXANDRA PARK AVENUE / NORTH QUEEN STREET
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1604
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	35



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 35

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2448</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	360
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	NORTH QUEEN STREET
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.2455
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 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: Townhouse

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2449</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	35
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	FORTWILLIAM PARK / SOMERTON PARK
<b>Postcode:</b>	BT 132
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1289
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train 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: 6  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2450</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18978
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	MIDLAND BUILDINGS 6 WHITLA STREET
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1304
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Building remains derelict. No current planning permission on portal.
<b>Site Capacity:</b>	88



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	Yes
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	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:	WITHIN 100m
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:	SIGNIFICANT		
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:	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:	88
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** 2451  
**Source:** Housing Monitor  
**HM Ref:** 11487  
**UCS Character Area:** INNER CITY  
**Address:** 8 THE GLEN, LIMESTONE ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.4857  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 25



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: MINOR  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: 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: 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: 7

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2453</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19741
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	412-414 ANTRIM ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0943
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	9



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2455  
**Source:** Housing Monitor  
**HM Ref:** 19294  
**UCS Character Area:** WIDER CITY  
**Address:** 8 CASTLE PARK  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1065  
**Current Land Use:**  
**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: 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

<b>UCS Unique Ref</b>	<b>2457</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18044
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	SITE ADJACENT TO STAR OF THE SEA YOUTH CLUB SHORE
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.2506
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	17



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 17

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2459</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	364
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	112 SERPENTINE ROAD
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.4275
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	No planning approval for site found. Density assumption for wider Belfast applied
<b>Site Capacity:</b>	14



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical HM Site
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4275

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:		Multiple Ownerships:	Unknown
Ownership:	Unknown	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):	Character Area Density Applied
Refined Density Assumption:	
Housing Yield:	14
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	No planning approval for site found. Density assumption for wider Belfast applied.

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2461</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19022
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	ST CLEMENTS RETREAT 722 ANTRIM ROAD
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	6.2641
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Steeply sloping site
<b>Site Capacity:</b>	64



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	MINOR
<b>Urban Landscape Wedge:</b>	MINOR
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	3.13

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
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:	Part	Protected Route:	FAR
Site of Local Nature Conservation Importance:	Part	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:		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:	Steeply sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:		Multiple Ownerships:	Unknown
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):	Outer Belfast City
Refined Density Assumption:	
Housing Yield:	64
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Part of site within LLPA and SLNCI. Density assumption reduced to 50%



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2462</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	307
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	351-353 ANTRIM ROAD / 1-1A CAMBERWELL TERRACE
<b>Postcode:</b>	BT 142
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0559
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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

<b>UCS Unique Ref</b>	<b>2468</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20342
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	FORMER BUILDER'S YARD 29 PARKSIDE GARDENS
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1215
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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

<b>UCS Unique Ref</b>	<b>2479</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18997
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LAND ACCESSED AT 578 ANTRIM ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	1.3083
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site remains underutilised. Zoned for housing. LA04/2017/0465/F - Residential development-25 units comprising 3 townhouses, 6 No. detached. 16 No. semi detached dwellings. As well as the completion of restoration works to the external fabric of the Chapel of the Resurrection (amended plans and description) HM updated with app figures.
<b>Site Capacity:</b>	33



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Pending
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	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:	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:	CONSIDERABLE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	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:** 33  
**Potential Housing Type:** Semi-Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2480  
**Source:** Housing Monitor  
**HM Ref:** 20568  
**UCS Character Area:** CITY CENTRE  
**Address:** 37-41 LITTLE PATRICK STREET  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0767  
**Current Land Use:** Underutilised site  
**Description:** Z/2015/0118/F  
  
**Site Capacity:** 50



## Planning History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:** Z/2015/0118/F - Pending (05.0  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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



## Site Suitability Assessment

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

## Availability

<b>Planning History:</b>		<b>Current Availability:</b>	Expected to cease
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Yes		

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	50
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2481  
**Source:** Housing Monitor  
**HM Ref:** 19409  
**UCS Character Area:** WIDER CITY  
**Address:** 739-745 ANTRIM ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.4493  
**Current Land Use:** Vacant site

**Description:** No recent residential approvals. Maybe an historical HM ref. Recent approvals suggest alternative use being proposed.  
Z/2014/003/F - Proposed Petrol Filling Station including forecourt and canopy with associated supermarket, basement storage, cafe, ATM and parking. (Amended Plans Received)  
LA04/2016/1366/F - Petrol filling station and associated convenience store including ATM, forecourt canopy, odour abatement system, basement storage and self contained retail unit (amended description and plans).

**Site Capacity:** 57



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

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

## Site Suitability Assessment

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:	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:			

## 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:** 57  
**Potential Housing Type:** Semi-Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2482</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18808
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	10 CARNCOOLE PARK
<b>Postcode:</b>	BT14
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.2631
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2016/0609/O - Residential development comprising 9No. dwellings with associated site works - REFUSED - CURRENT APPEAL.
<b>Site Capacity:</b>	15



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

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

## 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:	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:	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:	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:	15
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2484</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18042
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	61 DOCK STREET
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1547
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	12



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	MINOR
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SIGNIFICANT  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

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** 2485  
**Source:** Housing Monitor  
**HM Ref:** 19310  
**UCS Character Area:** WIDER CITY  
**Address:** 158 CAVEHILL ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0648  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 6



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2487</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19287
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	508-510 ANTRIM ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1262
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	9



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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

<b>UCS Unique Ref</b>	<b>2488</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12844
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	SITE TO REAR OF 414A WHITEWELL ROAD
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0434
<b>Current Land Use:</b>	Green space
<b>Description:</b>	



**Site Capacity:** 9

## Planning History

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



## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Low density
LLPA:	No	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:		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:	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:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2490  
**Source:** Housing Monitor  
**HM Ref:** 18200  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 233-263 SHORE ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 1.3715  
**Current Land Use:**  
**Description:**

**Site Capacity:** 53



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
Shopping / 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: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 53

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2492</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20681
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	430 ANTRIM ROAD, SKEGONEILL
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0756
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	9



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2493</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19568
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	11 MARLBOROUGH STREET / PRINCE'S STREET
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0805
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Currently government building. Not clear if still in use. Historical HM ref (before 2010)
<b>Site Capacity:</b>	67



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0805

## 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:	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:	SIGNIFICANT		
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

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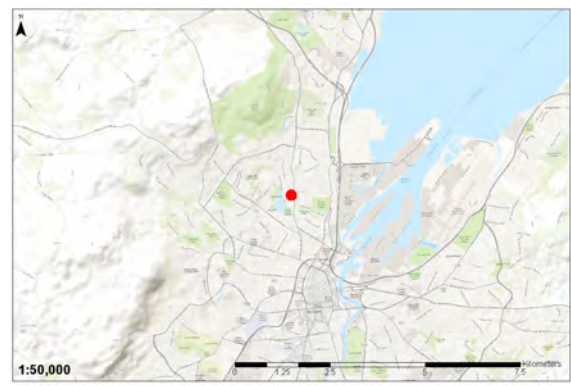
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	67
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** 2495  
**Source:** Housing Monitor  
**HM Ref:** 19742  
**UCS Character Area:** WIDER CITY  
**Address:** 1 HOPEFIELD AVENUE  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0498  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	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:		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:	8
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2496</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19329
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	184 - 186 NORTH QUEEN STREET
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0305
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site 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

<b>UCS Unique Ref</b>	<b>2497</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18037
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	ADJACENT 16 BRISTOL AVENUE
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1053
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2504  
**Source:** Housing Monitor  
**HM Ref:** 19745  
**UCS Character Area:** WIDER CITY  
**Address:** 809-811 SHORE ROAD  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1719  
**Current Land Use:**  
**Description:**

**Site Capacity:** 43



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** 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: SIGNIFICANT  
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

---

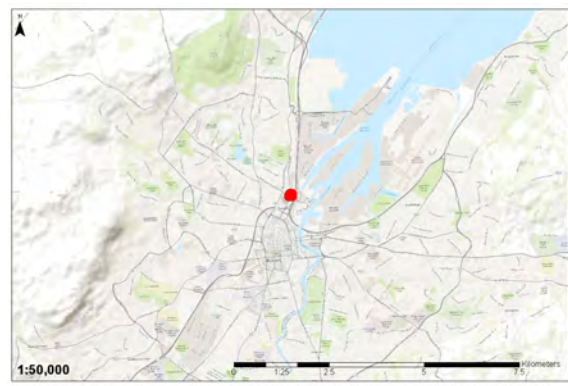
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 43  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2505  
**Source:** Housing Monitor  
**HM Ref:** 19757  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** ICELAND STORE, YORK STREET  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.3648  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 46



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre: No  
Shopping / 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: SIGNIFICANT  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2506</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18195
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	1-4 THRONE TERRACE AND SOUTH EAST OF PINEVIEW GDNS
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0730
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments: Planning for rear extensions to adjacent properties expired Aug 2017 (Ref. Z/20011/0824/F)



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2508</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19880
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	LANDS AT CORPORATION STREET OPPOSITE SINCLAIR SEAM
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.4601
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	183



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:	MINOR	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:	SIGNIFICANT		
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:	183
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2509</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18159
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	ADJACENT TO 20 LOUGHVIEW TERRACE
<b>Postcode:</b>	BT 110
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0214
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2514</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20330
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	733, 733A, 733B & 735 ANTRIM ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.3606
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Z/2014/1083/F - 4 semi detached houses, 34 apartments, basement car park, access road and associated site works (additional plans)
<b>Site Capacity:</b>	34



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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:	NONE	Protected Route:	VERY FAR
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:		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:	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:	34
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2517</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19244
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	192-196 CAVEHILL ROAD
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0747
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	10



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 10  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2521</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20680
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	1001 SHORE ROAD, NEWTOWNABBEY
<b>Postcode:</b>	BHA 10
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1741
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	49



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 49

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2524</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20898
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	LAND AT CLANCHALTAN STREET AND PARKEND STREET (PAR)
<b>Postcode:</b>	BT15
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.5457
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	36



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2526</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18038
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	ADJACENT TO SHORE ROAD AND JUNCTION OF GRAYS LANE
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.1123
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	10



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 10  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2529</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21446
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	21 - 23 VICTORIA STREET & 45 - 51 WARING STREET
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0607
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Z/2011/0486/F - Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans).
<b>Site Capacity:</b>	56



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2011/0486/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0607

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

---

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	56
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	0
<b>Employment Yield:</b>	0.0000
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2530</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21445
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	35 - 41 QUEENS SQUARE
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0344
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	60



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

---

## Availability

Planning History:  
Site for Sale:  
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: 60  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	2531
<b>Source:</b>	HM / City Quay Masterplan
<b>HM Ref:</b>	21502
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	CITY QUAY MASTERPLAN
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	10.3004
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Various parts of the scheme have been developed. Including City Quays 1 and 2 office developments. Figures based on the Outline Planning Approval.
<b>Site Capacity:</b>	120



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2010/1006/O - plus various
<b>Planning granted for employment use:</b>	Yes
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	Hotel / Retail

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Yes
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	10.3004

## Site Suitability Assessment

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

---

## Availability

<b>Planning History:</b>	4. Site has outline planning permission for housing	<b>Current Availability:</b>	Expected to cease
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Yes		

---

## Achievability

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

---

## Conclusions

<b>Is the Site Suitable?</b>	Housing & Employment
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

---

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	120
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	Approved (outline) - City Quays 1 developed.
<b>Employment Yield:</b>	123170.0000
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2532  
**Source:** Housing Monitor  
**HM Ref:** 12444  
**UCS Character Area:** WIDER CITY  
**Address:** BEN MADIGAN HEIGHTS  
  
**Postcode:** BT 010/2  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1003  
**Current Land Use:** Vacant site  
**Description:**

**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0802/F  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	No	Residential Area Characteristics:	Low density
LLPA:	Yes	Protected Route:	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:	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:	Slightly sloping		

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	5
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Planning permission for single dwelling

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2535  
**Source:** Housing Monitor  
**HM Ref:** 21530  
**UCS Character Area:** INNER CITY  
**Address:** 40-42 NEWINGTON AVENUE  
  
**Postcode:** BT15  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0313  
**Current Land Use:**  
**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: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2539

**Source:** Housing Monitor

**HM Ref:** 21507

**UCS Character Area:** INNER CITY

**Address:** LANDS BOUNDED BY PARKSIDE GARDENS TO SOUTH WEST NO

**Postcode:** BT15

**District Electoral Area:** CASTLE

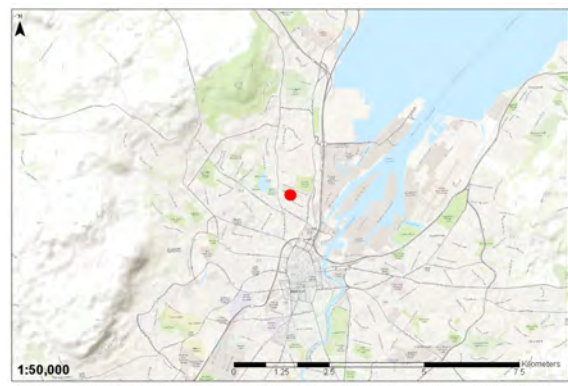
**Area Working Group:** NORTH

**Site Area (ha):** 0.1426

**Current Land Use:**

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2540</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21546
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	101 CORPORATION STREET
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	0.0482
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant - planning lapsed.
<b>Site Capacity:</b>	39



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2010/0949/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0482

## 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 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:	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:	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

---

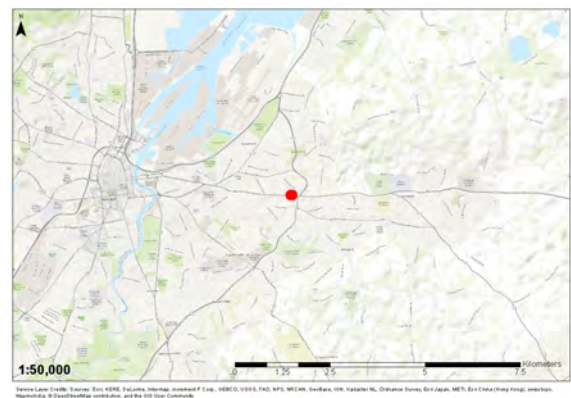
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	39
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2545</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18023
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	484 UPPER NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1198
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	10



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SIGNIFICANT  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: CONSIDERABLE  
Topography:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 10  
Potential Housing Type: Townhouse  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2547</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12221
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	ADJACENT TO MOTELANDS
<b>Postcode:</b>	BT 133
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.4635
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently underutilised land with potential to deliver a higher capacity in relation to residential units.
<b>Site Capacity:</b>	14



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4635

## 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:	SIGNIFICANT	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	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:	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

<b>UCS Unique Ref</b>	<b>2551</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18063
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	JOSS CARDWELL SITE 401 HOLLYWOOD ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.5530
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprises vacant single storey unit with potential to deliver a greater residential capacity in future.
<b>Site Capacity:</b>	17



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical Hm. Ref
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.553

## 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:	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:	Slightly sloping		

---

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2552</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20228
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	410-412 UPPER NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1268
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: MINOR  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 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

---

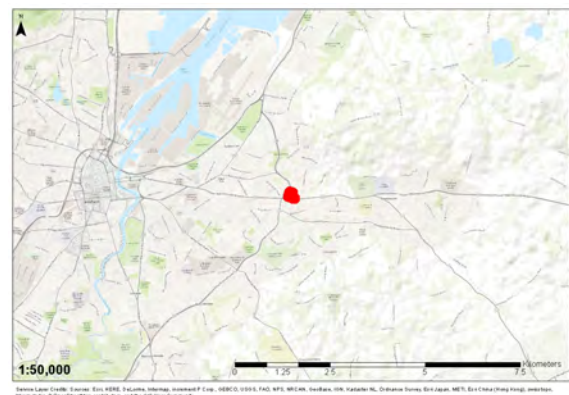
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2554</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	17247
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	LACE FIELD, TO THE REAR OF NOS. 552-560 UPPER NEWT
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	1.7605
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	50



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SERIOUS  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: SIGNIFICANT  
Neighbourhood Renewal Area:  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: WITHIN 100m

Highway Access to Site: ADJACENT

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 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: 37

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2555</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18209
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	REAR OF 7 & 11 GLANMACHAN GROVE
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.4648
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site currently underutilised with potential to deliver higher residential capacity.
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4648

## 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:	Yes	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:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	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:	5
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2556</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21169
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	429 HOLYWOOD ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1421
<b>Current Land Use:</b>	
<b>Description:</b>	Proposed residential and office development with ground floor parking, consisting of 25No. apartments and separate 2 storey office unit-renewal of existing permission Ref.No Z/2009/1050/F approved 24/08/2011
<b>Site Capacity:</b>	25



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	LA04/2016/0630/F
<b>Planning granted for employment use:</b>	Yes
<b>Employment Planning Reference No.:</b>	LA04/2016/0630/F
<b>Employment Planning Proposal Description:</b>	separate 2 storey office unit-renewal of existing permission Ref.No Z/2009/1050/F approved 24/08/2011
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1421

## 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:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	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:	SERIOUS		
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:	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:	25
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2559</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19654
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	PIRRIE HOUSE PIRRIE ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.2695
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

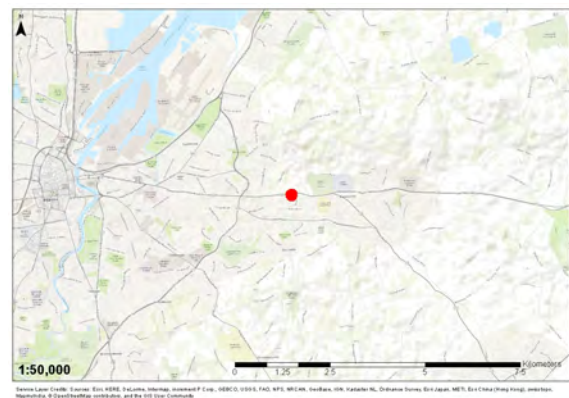
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2560</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21233
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	661 UPPER NEWTOWNARDS ROAD & 1 ROSE PARK
<b>Postcode:</b>	BT4 / BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.2184
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:	SIGNIFICANT	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	8
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2564</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	11756
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	HAMPTON 8 GLENMACHAN PARK
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.8133
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Erection of 6no detached dwellings with associated car-parking, garages, landscaping, site and access works with conversion and alterations of existing listed building to single dwelling. (amended description and proposal)
	(Under consideration)
<b>Site Capacity:</b>	45



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Z/2014/0260/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	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:	No	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:	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:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	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**

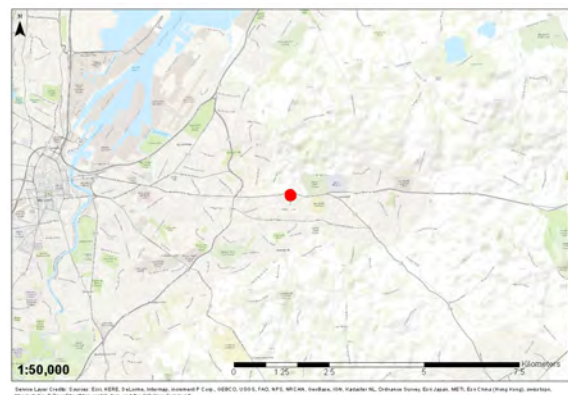


**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 45  
**Potential Housing Type:** Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2565  
**Source:** Housing Monitor  
**HM Ref:** 20231  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 667 & 669 NEWTOWNARDS ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1653  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

## Availability

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

### Current Availability:

Multiple Ownerships:  
 Potential for Ransom Strips:

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2570</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12357
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	1 CLARA ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.2119
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Lands to the rear of 1 Clara Road
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2119

## 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:	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:			

## 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?	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** 2572  
**Source:** Housing Monitor  
**HM Ref:** 18064  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO REAR OF 15 FINCHLEY VALE  
ADJ TO PARKWAY  
**Postcode:** BT 133  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.6501  
**Current Land Use:** Vacant site  
**Description:** Vacant land plot with potential to deliver higher capacity residential.  
**Site Capacity:** 12



## Planning History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:** Historic 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:**

## 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:	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:		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:	Steeply sloping		

## Availability

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

## Achievability

Market Attractiveness:	Market likely to deliver
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?	Yes
Is the Site Achievable?	Yes

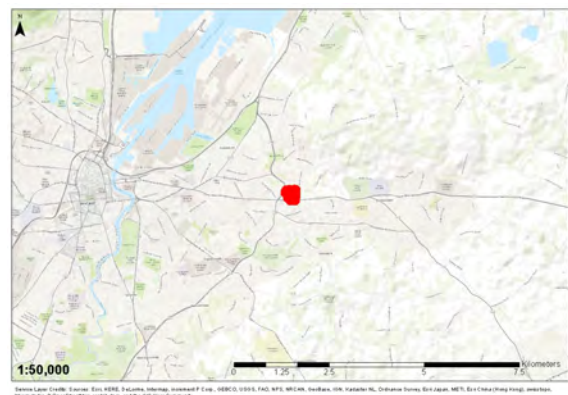
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	12
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2578  
**Source:** Housing Monitor  
**HM Ref:** 13111  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** CABIN HILL HOUSE AND STABLEYARD, UPPER NEWTOWNARDS  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 4.9581  
**Current Land Use:** Underutilised site  
**Description:**  
**Site Capacity:** 78



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 4.9581



## Site Suitability Assessment

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

## Availability

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

## Achievability

<b>Market Attractiveness:</b>	May come forward but will require some form of public sector support (social housing etc.)
<b>Infrastructure Constraints - Waste Water Treatment System:</b>	Current Capacity within system
<b>Infrastructure Constraints - Transport Network:</b>	Network can accommodate new development

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	78
<b>Potential Housing Type:</b>	Semi-Detached
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2581  
**Source:** Housing Monitor  
**HM Ref:** 20615  
**UCS Character Area:** WIDER CITY  
**Address:** 2 GREENWOOD STREET  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1328  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 12



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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):

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

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

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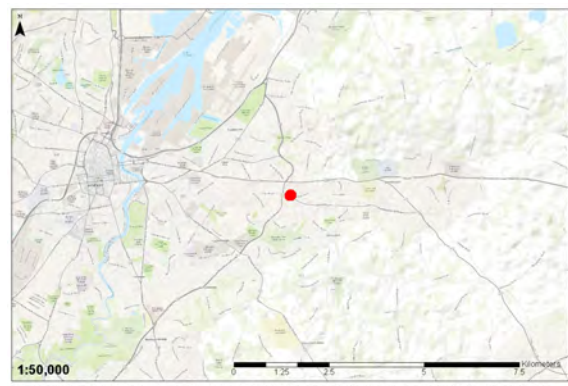
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2584</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20620
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	100 KINGS ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1293
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Revision to previously approved apartment block (9 no. units)
<b>Site Capacity:</b>	9



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2010/1720/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.25

## Site Suitability Assessment

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

## Availability

<b>Planning History:</b>		<b>Current Availability:</b>	Vacant
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Yes		

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

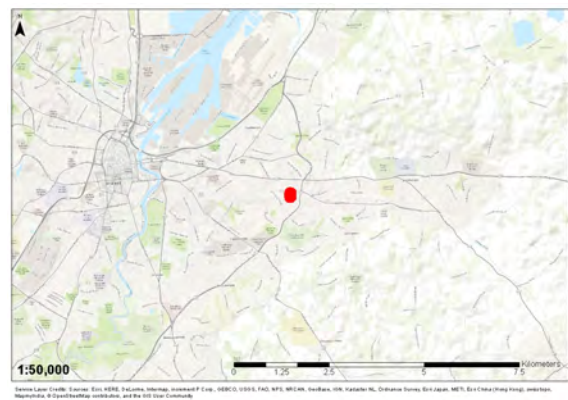
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	9
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2585</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21235
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	35 KINGS ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.8041
<b>Current Land Use:</b>	
<b>Description:</b>	Site comprised establish residential dwelling with associated lands (0.8ha)
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.8041

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

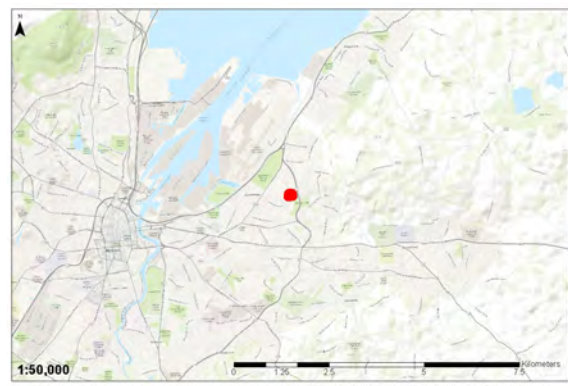
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	6
<b>Potential Housing Type:</b>	Detached
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2587  
**Source:** Housing Monitor  
**HM Ref:** 20207  
**UCS Character Area:** WIDER CITY  
**Address:** LAND AT 109 CIRCULAR ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.4675  
**Current Land Use:** Vacant site  
  
**Description:** Residential development comprising 8No. detached dwellings with associated parking, garages, landscaping, site and access works  
  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0896/F  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.4675



## Site Suitability Assessment

District Centre:	No	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:	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:	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:	8
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2592</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18061
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LAND AT CHERRYVALLEY AND KNOCK ROAD
<b>Postcode:</b>	BT 099
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.2598
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site currently comprises an open green space which is currently underutilised. The site has the potential to deliver a higher residential capacity within the pan period.
<b>Site Capacity:</b>	15



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Historical HM reference.
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2598

## 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:	CONSIDERABLE	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:	Slightly sloping		

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	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?	No
Is the Site Achievable?	Yes

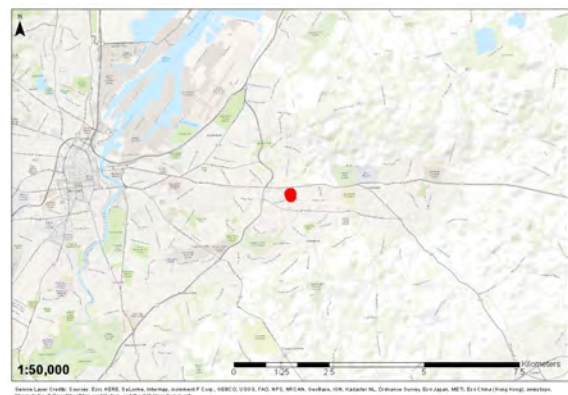
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	15
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2597  
**Source:** Housing Monitor  
**HM Ref:** 20234  
**UCS Character Area:** WIDER CITY  
**Address:** 104 - 108 BARNETT'S ROAD  
  
**Postcode:** BT5  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.4150  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 12



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

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

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

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

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## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2606  
**Source:** Housing Monitor  
**HM Ref:** 20309  
**UCS Character Area:** WIDER CITY  
**Address:** 4-6 MOTELANDS  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1416  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
 Shopping / Commerical Area: NONE  
 Area of Townscape Character:  
 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:  
 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: 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):

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

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

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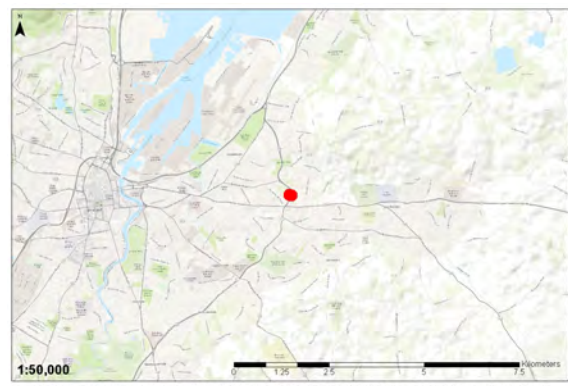
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2607</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18377
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	45-49 HAWTHORNDEN ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.5028
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Proposed Residential Development comprising of 6 detached dwellings and retention of Gate Lodge at 49 Hawthornden Road including car parking and landscaping
<b>Site Capacity:</b>	23



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	LA04/2015/1099/F
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.5028



## 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:	10Mins+ CYCLE
Neighbourhood Renewal Area:		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:	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:	23
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2608</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19620
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	327-329 UPPER NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4 / BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1415
<b>Current Land Use:</b>	
<b>Description:</b>	Site currently occupied by KFC fast Food Restaurant, however site has potential to deliver a residential unit capacity of 14 units.
<b>Site Capacity:</b>	14



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical HM Ref.
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	(Z/2008/1894/F)
<b>Other use Proposal Description:</b>	KFC Fast Food Restaurant.

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	Yes
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1415

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2617</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20799
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS AT 230 BELMONT ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.5445
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Proposed apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F)
<b>Site Capacity:</b>	28



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	LA04/2016/0400/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.5445

## 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:	Yes	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:	SERIOUS	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:		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

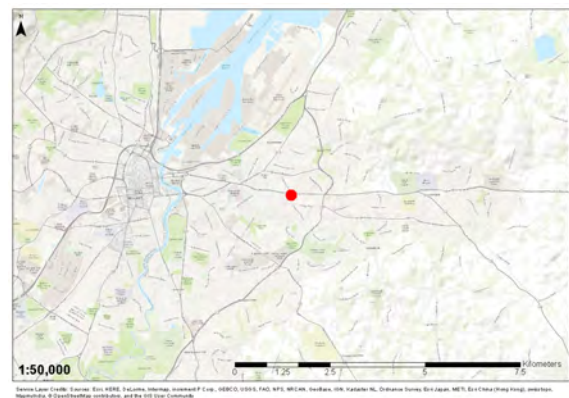
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	28
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Currently under consultation.

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2619</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21167
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	1 - 9 HILLVIEW STREET
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0716
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	site currently underutilise and vacant wit potential to deliver a residential capacity of 12 units.
<b>Site Capacity:</b>	12



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0716

## 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:	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:		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

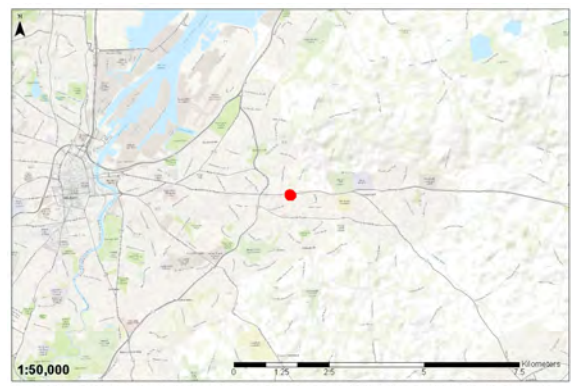
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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** 2621  
**Source:** Housing Monitor  
**HM Ref:** 18875  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 557-559 UPPER NEWTOWNARDS ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0975  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 6



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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



## Site Suitability Assessment

District Centre: No  
 Shopping / Commerical Area: NONE  
 Area of Townscape Character:  
 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: 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):

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

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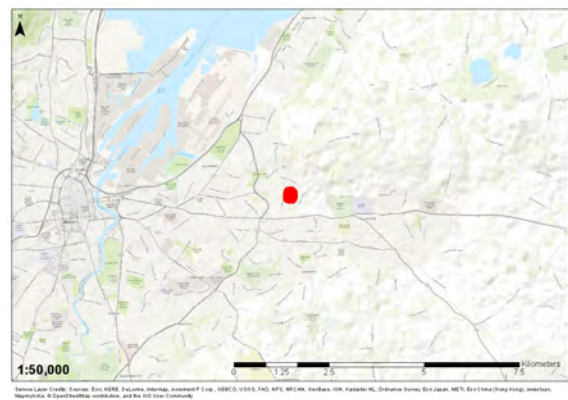
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2627</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	253
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS AT CASTLEHILL MANOR / CASTLEHILL ROAD
<b>Postcode:</b>	BT 010/1
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	2.1082
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Residential development of 53No. units comprising 33 No. detached, 4 No. semi detached, and 16 No. apartments with associated car parking and landscaping (revised description and proposal)
<b>Site Capacity:</b>	106



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	LA04/2015/0670/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	SIGNIFICANT
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	2.1082

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	106
<b>Potential Housing Type:</b>	Semi-Detached
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2632  
**Source:** Housing Monitor  
**HM Ref:** 20213  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 425 HOLYWOOD ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.2444  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 42



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre: No  
 Shopping / 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: SERIOUS  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

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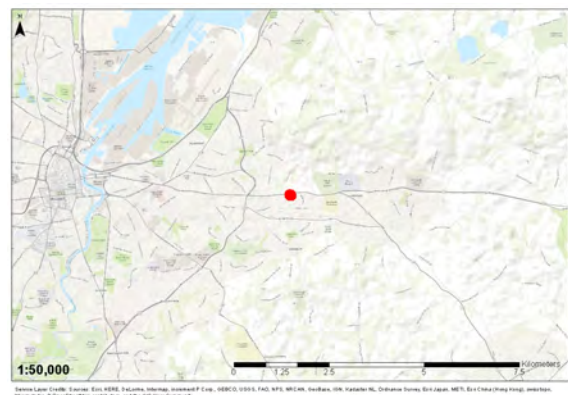
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
 Refined Density Assumption:  
 Housing Yield: 42  
 Potential Housing Type: Apartment/Flat  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2635  
**Source:** Housing Monitor  
**HM Ref:** 20233  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 613-619 UPPER NEWTOWNARDS ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1272  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 12



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

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

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable? Housing  
 Is the Site 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** 2638  
**Source:** Housing Monitor  
**HM Ref:** 20324  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 385 HOLYWOOD ROAD  
  
**Postcode:** BT4  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3734  
**Current Land Use:**  
**Description:** Erection of 49 apartments in 2 blocks with associated surface car parking and landscaped areas  
**Site Capacity:** 50



## Planning History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:** LA04/2017/0109/O  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.3734



## Site Suitability Assessment

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:	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:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
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?	No
Is the Site Achievable?	Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	50
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Site comprised current business units / small business park.

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2639

**Source:** Housing Monitor

**HM Ref:** 21237

**UCS Character Area:** WIDER CITY

**Address:** 150 KNOCK ROAD

**Postcode:** BT5

**District Electoral Area:** ORMISTON

**Area Working Group:** EAST

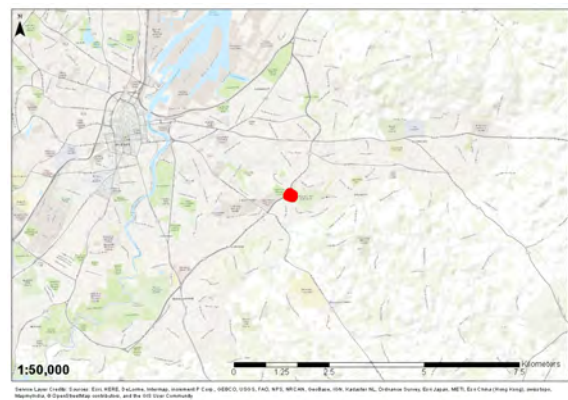
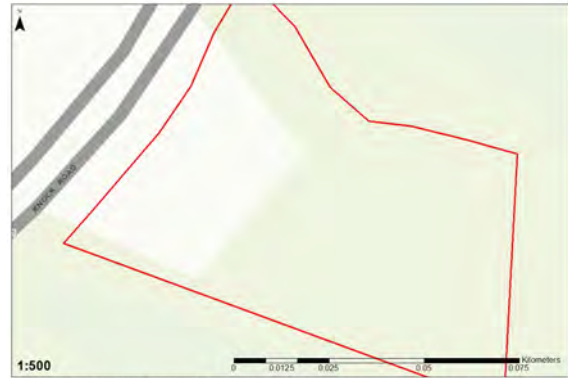
**Site Area (ha):** 0.6719

**Current Land Use:** Underutilised site

**Description:** Site currently comprises temporary car wash facility with potential to deliver a higher capacity residential offering.

Demolition of petrol filling station. Development of residential scheme comprising 2 No. apartment buildings containing 52 No. units, basement and surface car parking, and landscaping

**Site Capacity:** 52



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2011/0426/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	MINOR
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.6719

## Site Suitability Assessment

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:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	CONSIDERABLE	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:	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:	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

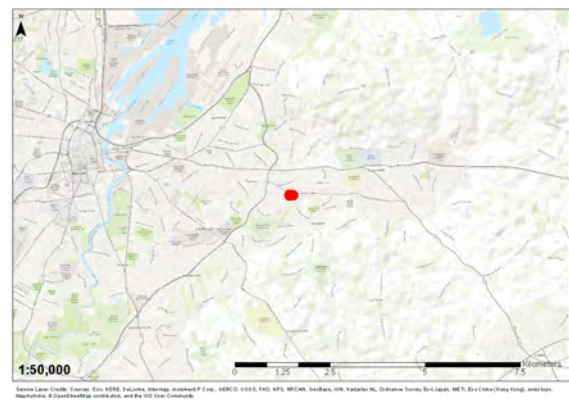
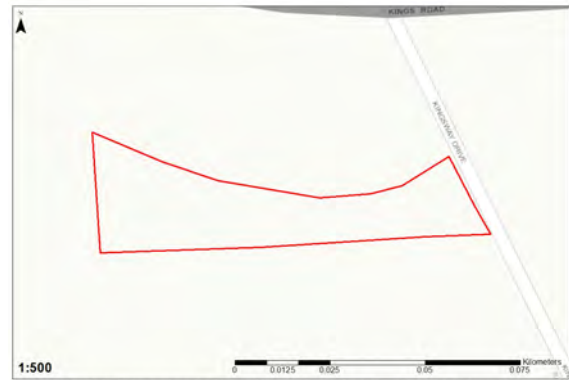
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2648</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	588
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	1 KINGSWAY DRIVE
<b>Postcode:</b>	BT 099
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1770
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Erection of 2no apartments, 3no. detached dwellings and associated site works (Amended Plans)
<b>Site Capacity:</b>	5



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Y/2014/0080/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.177

## 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:	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:	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

---

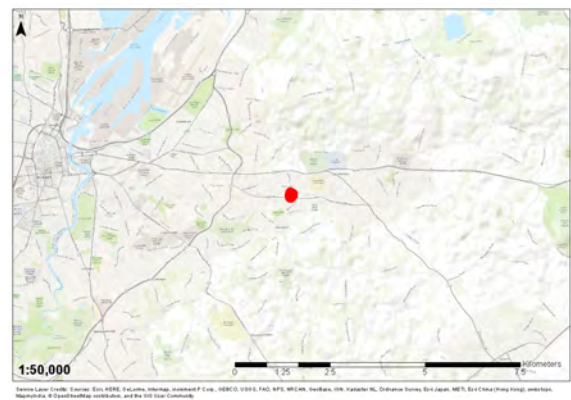
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	5
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2650</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19625
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	GRANTON HEIGHTS, KINGS ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.6137
<b>Current Land Use:</b>	
<b>Description:</b>	Development ongoing to deliver residential units.  Erection of 10 No. 2 storey townhouses and 1 No. 2 storey dwelling with parking and all other associated works
<b>Site Capacity:</b>	63



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Y/2011/0362/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.57

## Site Suitability Assessment

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:	
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:	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:	Slightly sloping		

## 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:** 57  
**Potential Housing Type:** Townhouse  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:** Development currently ongoing to deliver a higher residential capacity.

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2652  
**Source:** Housing Monitor  
**HM Ref:** 20055  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 143 & 154 KINGS ROAD  
  
**Postcode:** BT5  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0721  
**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:  
 Listed Building: NONE  
 Tidal Flood Plain: NONE  
 Surface Water: NONE  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
 Distance from Arterial Route: 400m+  
 Highway Access to Site: 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:

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

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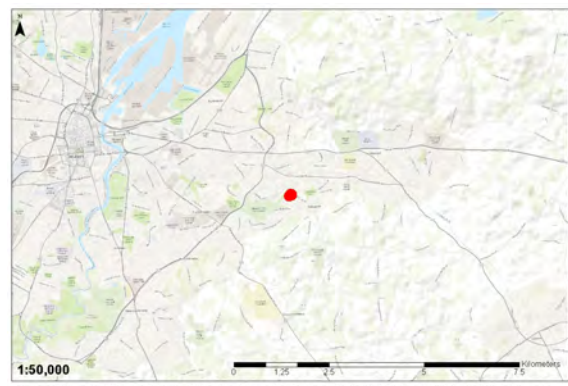
## Yield, Phasing & Type

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** 2657  
**Source:** Housing Monitor  
**HM Ref:** 18527  
**UCS Character Area:** WIDER CITY  
**Address:** 1 GILBOURNE COURT  
  
**Postcode:** BT5  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.2768  
**Current Land Use:** Vacant site  
  
**Description:** Site currently vacant with potential to deliver a residential capacity.  
  
**Site Capacity:** 14



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.2768

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

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

---

## Availability

Planning History:		Current Availability:	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

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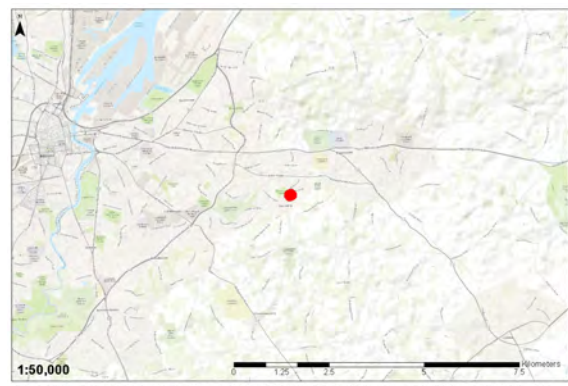
## Yield, Phasing & Type

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** 2660  
**Source:** Housing Monitor  
**HM Ref:** 12310  
**UCS Character Area:** WIDER CITY  
**Address:** 14 BRISTOW DRIVE  
  
**Postcode:** BT5  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3065  
**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 / 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 FAR  
 Distance from Arterial Route: 400m+  
 Highway Access to Site: VERY CLOSE  
 Distance from Bus Stop: 100-200m  
 Distance from Train Halt: 400m+  
 Cycling Distance to City Centre: 10Mins+ CYCLE  
 Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

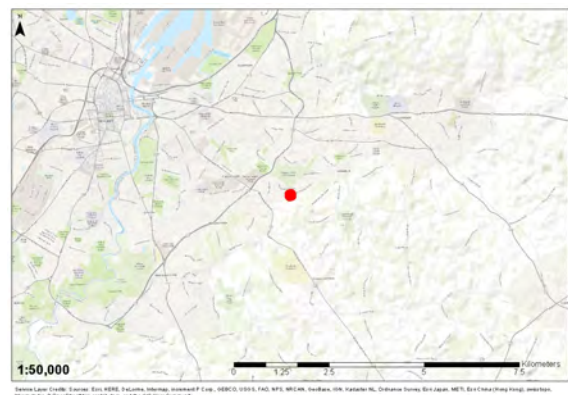
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2662  
**Source:** Housing Monitor  
**HM Ref:** 18084  
**UCS Character Area:** WIDER CITY  
**Address:** LAND ADJACENT TO 111 LOWER BRANIEL ROAD  
**Postcode:** BT 130  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1863  
**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:** 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: NONE  
 Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
 Distance from Arterial Route: 400m+  
 Highway Access to Site: 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: Semi-Detached  
 Employment Density Assumption:  
 Employment Yield:  
 Potential Employment Type:  
 Traveller Site:  
 Phase:  
 Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2666

**Source:** Housing Monitor

**HM Ref:** 21526

**UCS Character Area:** WIDER CITY

**Address:** KNOCKNAGONEY DALE

**Postcode:** BT4

**District Electoral Area:** ORMISTON

**Area Working Group:** EAST

**Site Area (ha):** 1.2851

**Current Land Use:** Underutilised site

**Description:** Demolition of existing building and construction of residential development consisting of 104 apartments (18no 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping. (currently under consideration)

**Site Capacity:** 120



---

## Planning History

**Planning granted for residential use:**

**UCS Residential Planning Reference No.:** LA04/2017/0043/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	MINOR
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	1.2851

## Site Suitability Assessment

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:	Yes	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:	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:	Slightly sloping		

## Availability

Planning History:		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

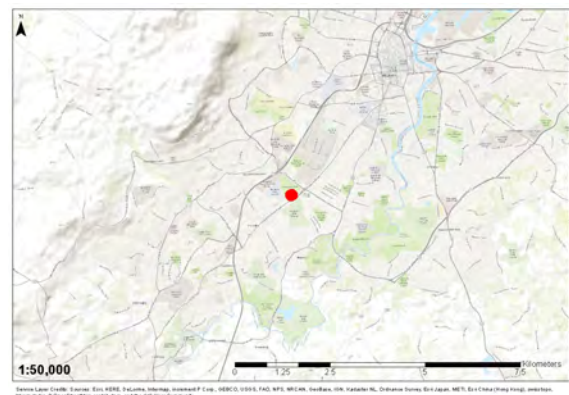
## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 120  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2673</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20204
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS ADJACENT TO MCKINNEY HOUSE MUSGRAVE PARK
<b>Postcode:</b>	BT 010/5
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2252
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	72



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

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: 72

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

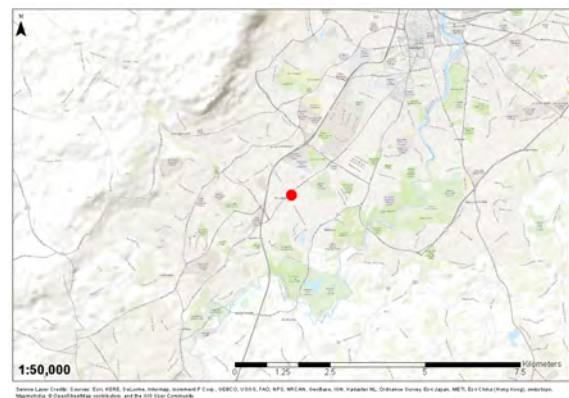
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2678</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20182
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	3 MOUNT ABOO PARK
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0558
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

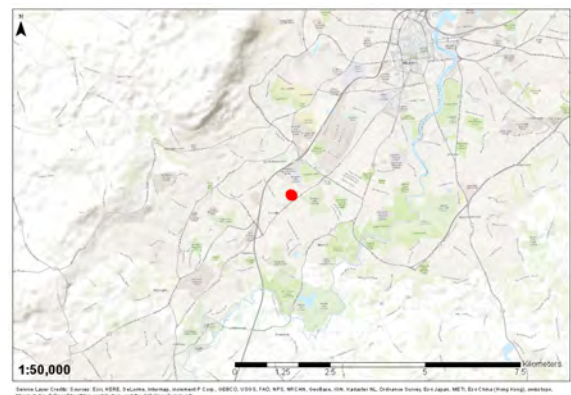
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2679</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20611
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	15 & 17 DIAMOND GARDENS
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1141
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

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:

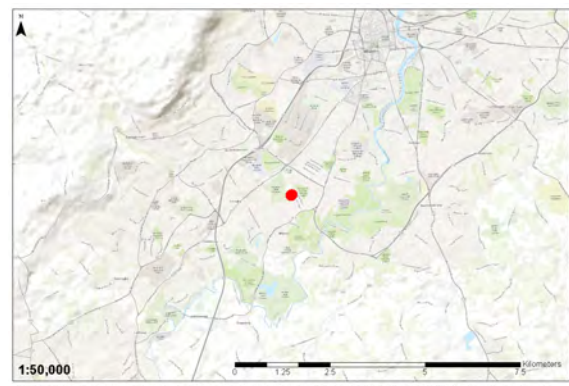
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2681  
**Source:** Housing Monitor  
**HM Ref:** 19495  
**UCS Character Area:** WIDER CITY  
**Address:** 27 HARBERTON PARK  
  
**Postcode:** BT9  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1171  
**Current Land Use:**  
**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: MINOR  
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: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 400m+  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

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:

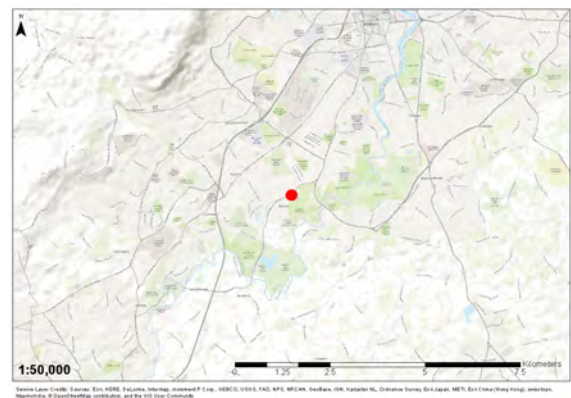
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2682</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19375
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	30-32C UPPER MALONE ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0891
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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

---

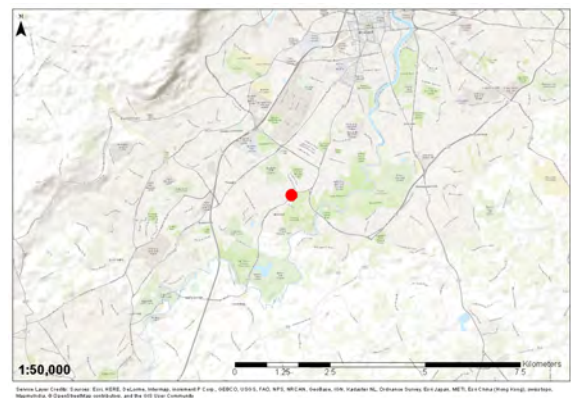
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2685</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20142
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	33 UPPER MALONE ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1441
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

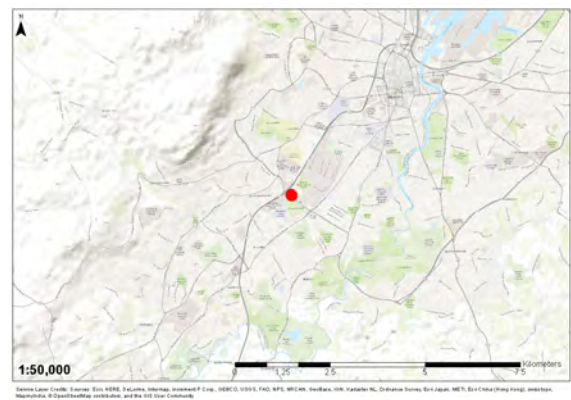
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2686</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20214
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	119 - 125 STOCKMANS LANE
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1691
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

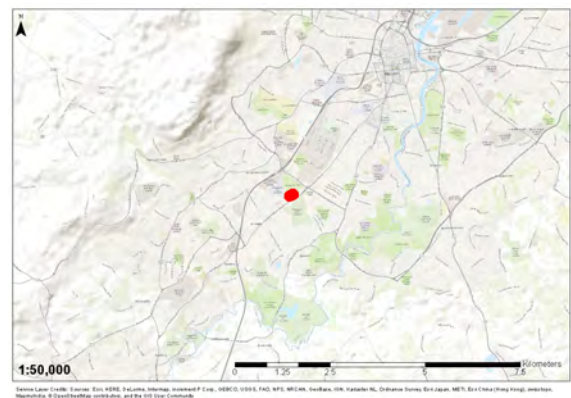
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2687</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21037
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS ADJACENT TO MCKINNEY HOUSE, MUSGRAVE PARK
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.4749
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	12



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

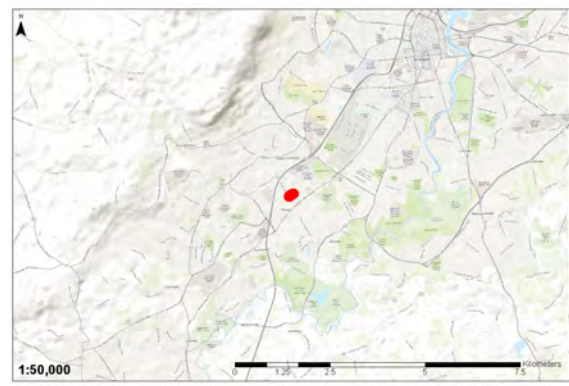
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref**                   **2689**  
**Source:**                               Housing Monitor  
**HM Ref:**                               13094  
**UCS Character Area:**           WIDER CITY  
**Address:**                             REAR OF 37 FINAGHY ROAD NORTH  
  
**Postcode:**                         BT 086  
**District Electoral Area:**       BALMORAL  
**Area Working Group:**           SOUTH  
**Site Area (ha):**                     0.2806  
**Current Land Use:**  
  
**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: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

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## Achievability

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

---

## Conclusions

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

---

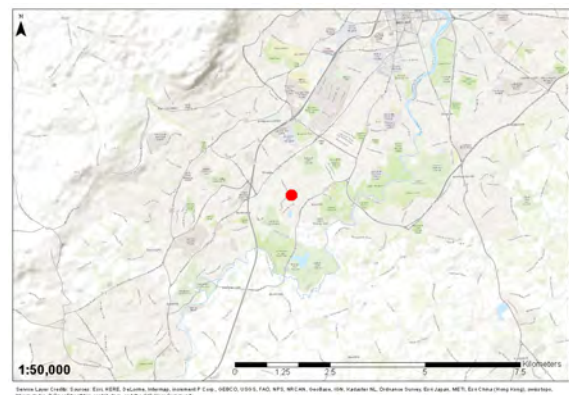
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2694</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19367
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	134 FINAGHY ROAD SOUTH
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1182
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

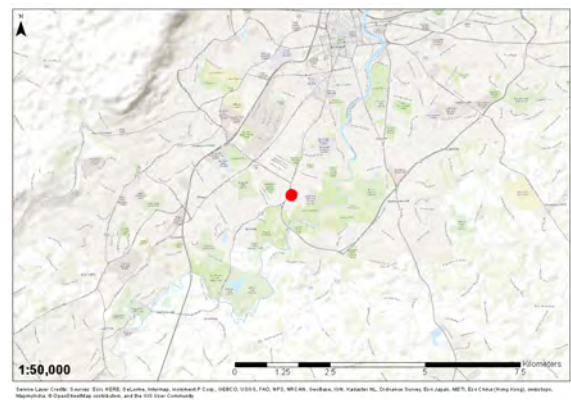
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2700</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20123
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	7 - 11 THE PLATEAU PINEY HILLS
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2226
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	9



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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):

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## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

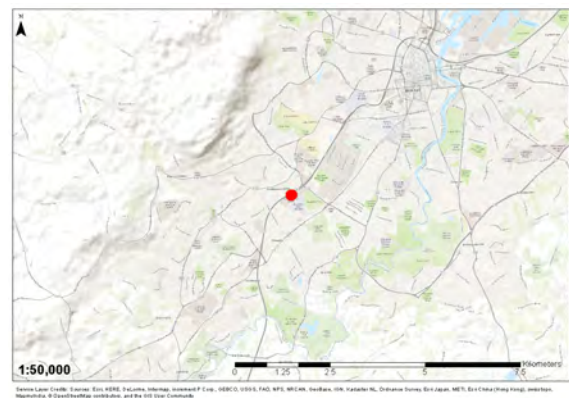
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2705</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21036
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS TO EAST OF 45 STOCKMANS WAY
<b>Postcode:</b>	BT 122
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1052
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	32



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	MINOR
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: CONSIDERABLE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 32

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

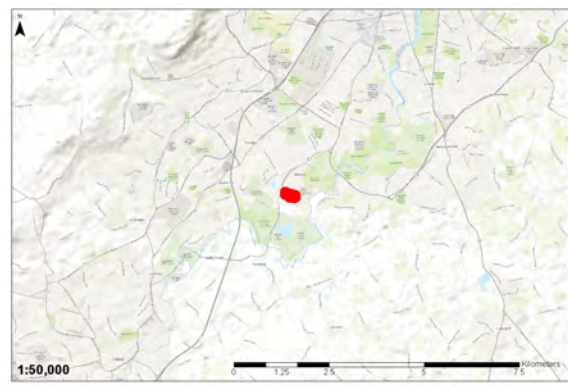
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2719  
**Source:** Housing Monitor  
**HM Ref:** 12811  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT LONGHURST, UPPER MALONE ROAD  
  
**Postcode:** BT17  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 2.0893  
**Current Land Use:**  
**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: SIGNIFICANT  
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 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:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

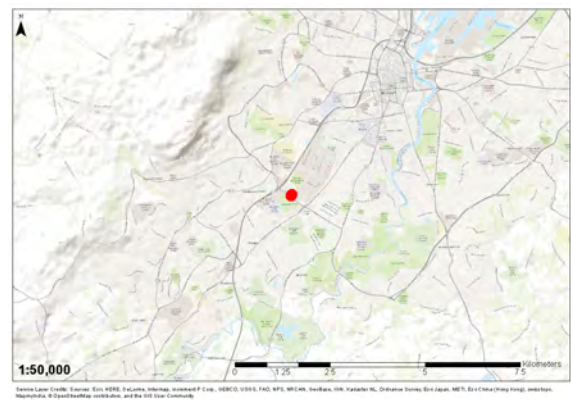
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2720</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19496
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	79 & 81 STOCKMANS LANE
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0879
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: MINOR  
Topography:

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

---

## Availability

Planning History:  
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

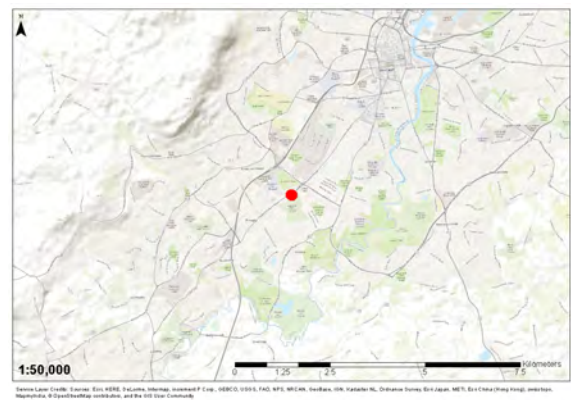
Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 5  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2721</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	381
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	4 UPPER LISBURN ROAD
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1357
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

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:

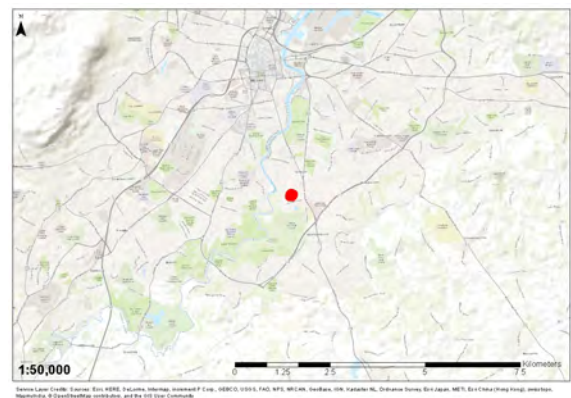
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2726  
**Source:** Housing Monitor  
**HM Ref:** 18461  
**UCS Character Area:** WIDER CITY  
**Address:** 22-26 ANNADALE AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.3779  
**Current Land Use:**  
**Description:**

**Site Capacity:** 42



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 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: 42

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

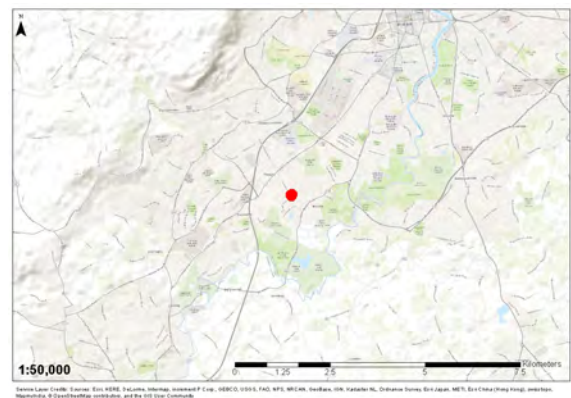
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2727</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20193
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	124 FINAGHY ROAD SOUTH
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0801
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

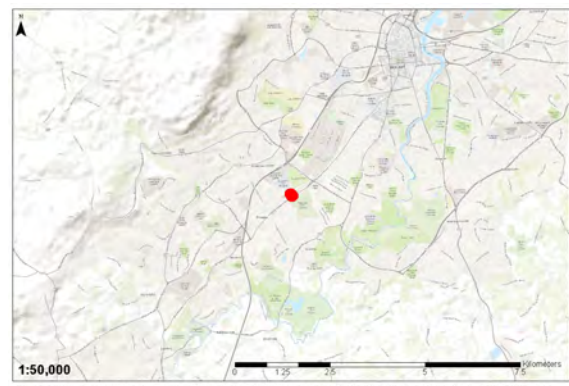
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2733  
**Source:** Housing Monitor  
**HM Ref:** 12930  
**UCS Character Area:** WIDER CITY  
**Address:** 37-43B UPPER LISBURN ROAD  
  
**Postcode:** BT10  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.4778  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 11



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 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: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

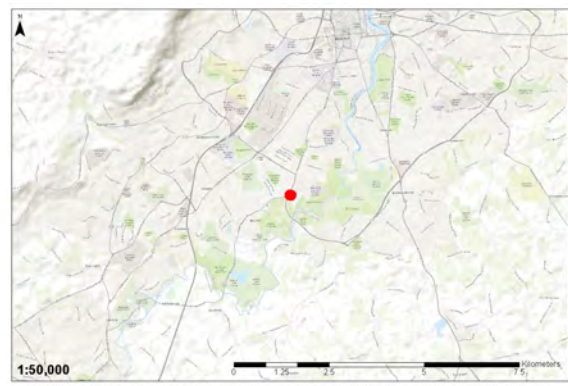
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2735  
**Source:** Housing Monitor  
**HM Ref:** 20128  
**UCS Character Area:** WIDER CITY  
**Address:** 232-238 MALONE ROAD  
  
**Postcode:** BT9  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1663  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

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: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 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

---

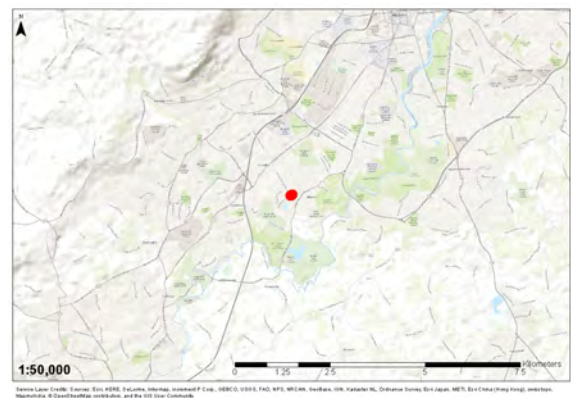
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2736</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18315
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	172 FINAGHY ROAD SOUTH
<b>Postcode:</b>	BT10
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1258
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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:

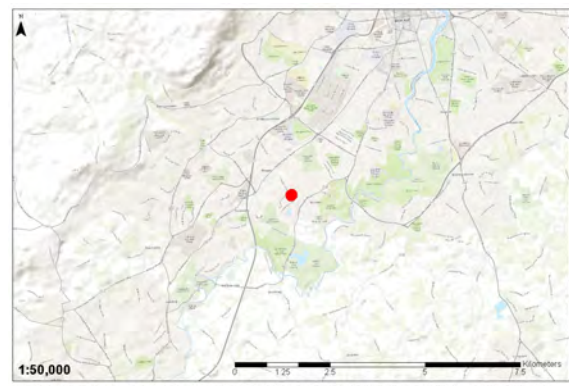
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2742  
**Source:** Housing Monitor  
**HM Ref:** 20609  
**UCS Character Area:** WIDER CITY  
**Address:** 140-144 FINAGHY ROAD SOUTH  
  
**Postcode:** BT10  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1702  
**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 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: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

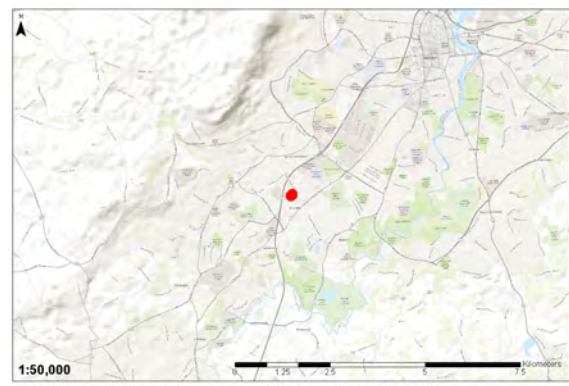
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2745  
**Source:** Housing Monitor  
**HM Ref:** 20199  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT ARDMORE AVENUE  
  
**Postcode:** BT 086  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0977  
**Current Land Use:**  
**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: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 200-400m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

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

<b>UCS Unique Ref</b>	<b>2749</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	177
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	LANDS TO THE REAR OF HAMPTON PARK
<b>Postcode:</b>	BT 127
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	3.5240
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	35



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

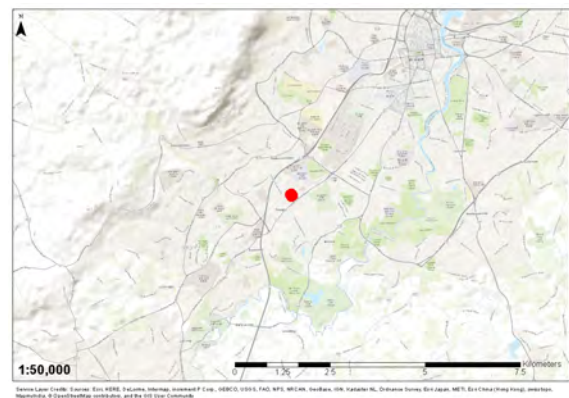
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 35  
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** 2752  
**Source:** Housing Monitor  
**HM Ref:** 12192  
**UCS Character Area:** WIDER CITY  
**Address:** 35-37 DIAMOND GARDENS  
  
**Postcode:** BT10  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.4121  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 46



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

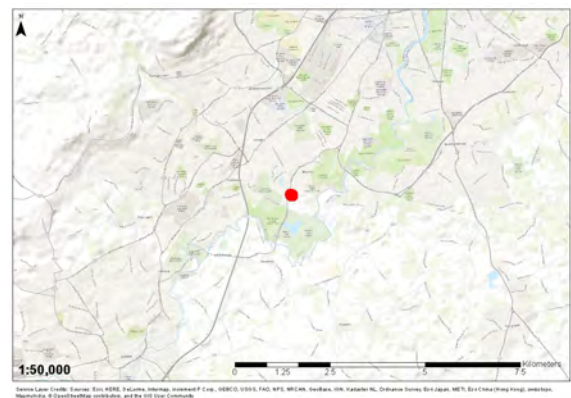
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2753</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12335
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	188 UPPER MALONE ROAD AND BRACKENWOOD LANE
<b>Postcode:</b>	BT17
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.4048
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	9



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

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

---

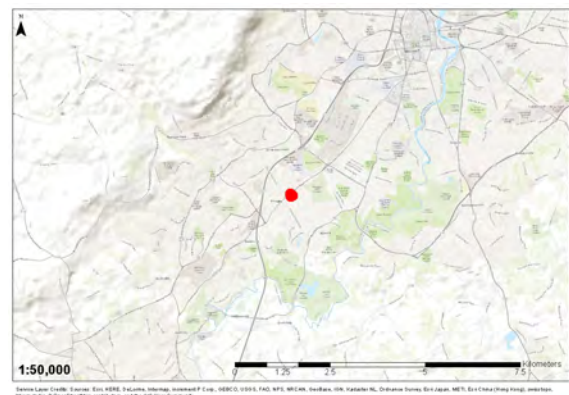
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2754  
**Source:** Housing Monitor  
**HM Ref:** 13024  
**UCS Character Area:** WIDER CITY  
**Address:** 114 UPPER LISBURN ROAD  
  
**Postcode:** BT10  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2245  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 19



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## 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: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 19

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2756

**Source:** Housing Monitor

**HM Ref:** 9024

**UCS Character Area:** WIDER CITY

**Address:** 47 & 49, INCLUDING REAR OF 45  
DIAMOND GARDENS

**Postcode:** BT10

**District Electoral Area:** BALMORAL

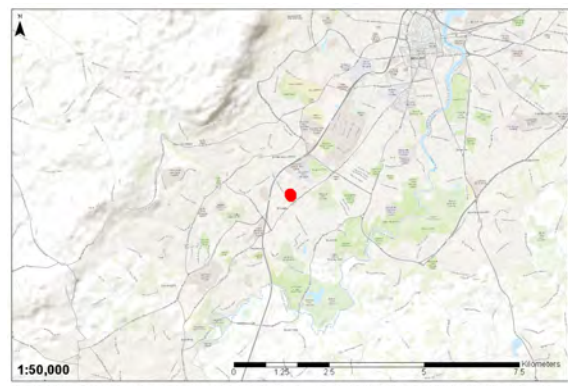
**Area Working Group:** SOUTH

**Site Area (ha):** 0.2382

**Current Land Use:**

**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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## 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:

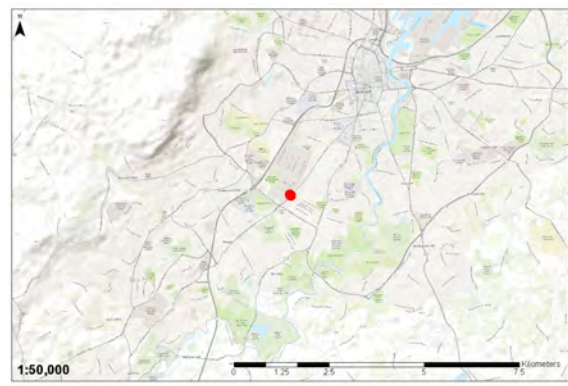
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2760  
**Source:** Housing Monitor  
**HM Ref:** 20178  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 743 & 745 LISBURN ROAD  
  
**Postcode:** BT9  
**District Electoral Area:** BALMORAL / BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0575  
**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:	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:		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

---

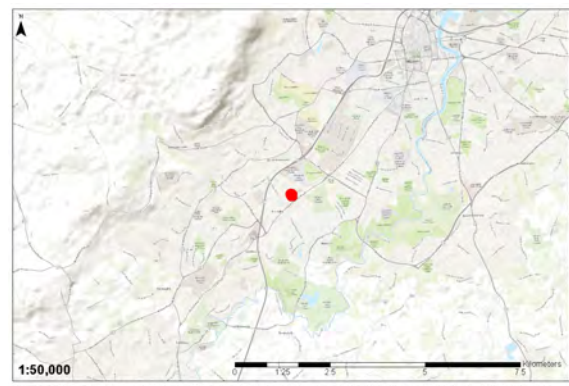
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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** 2763  
**Source:** Housing Monitor  
**HM Ref:** 12671  
**UCS Character Area:** WIDER CITY  
**Address:** 29 DIAMOND GARDENS  
  
**Postcode:** BT10  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1711  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 6



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

## 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: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

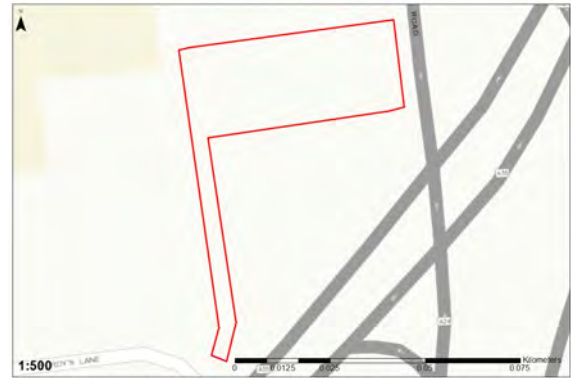
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2776</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20811
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	31 SAINTFIELD ROAD
<b>Postcode:</b>	BT8
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1610
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	11



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 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: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

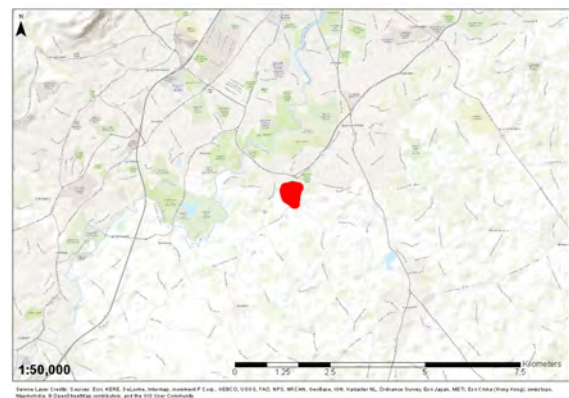
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2777</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18528
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	BELVOIR PARK HOSPITAL, HOSPITAL ROAD
<b>Postcode:</b>	BT8
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	9.5795
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	310



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY 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: 310  
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** 2778  
**Source:** Housing Monitor  
**HM Ref:** 12145  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT COLESHILL GARDENS  
  
**Postcode:** BT8  
**District Electoral Area:** BALMORAL  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1745  
**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:  
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

---

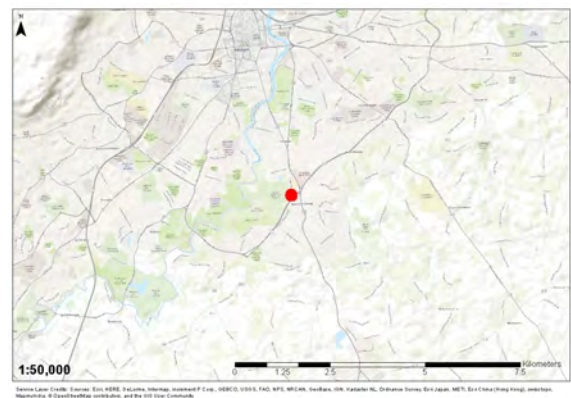
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2779</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20815
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	79 - 81 CHURCH ROAD
<b>Postcode:</b>	BT8
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.3204
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	17



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: MINOR  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: CONSIDERABLE  
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: 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: 17

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

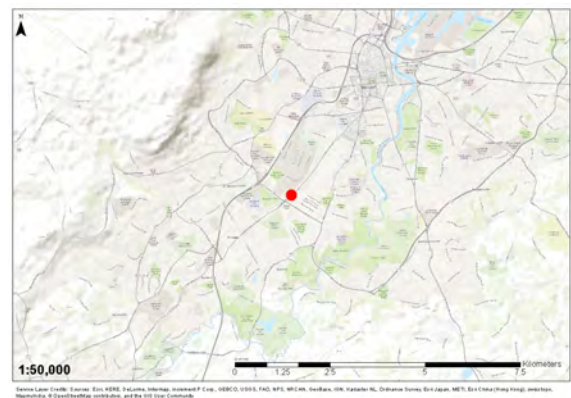
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2781</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21518
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	787-789 LISBURN ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0782
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: 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: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

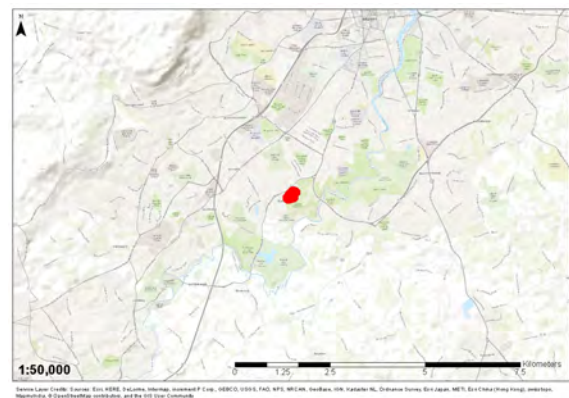
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2782</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21529
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LAND ADJACENT TO QUEEN'S UNIVERSITY PLAYING FIELDS
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	1.5109
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: MINOR  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
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: 8  
Potential Housing Type: Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2783</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20759
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	126-130 SANDY ROW AND 39-49 ALBION STREET
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2023
<b>Current Land Use:</b>	
<b>Description:</b>	Units completed. Ensure all HM figures are taken from the units remaining field.
<b>Site Capacity:</b>	18



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

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

## 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: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? 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

<b>UCS Unique Ref</b>	<b>2785</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12985
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	66 GREAT VICTORIA STREET
<b>Postcode:</b>	BT12 / BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1485
<b>Current Land Use:</b>	
<b>Description:</b>	
<b>Site Capacity:</b>	20



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

---

## Availability

Planning History:

Site for Sale:

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:

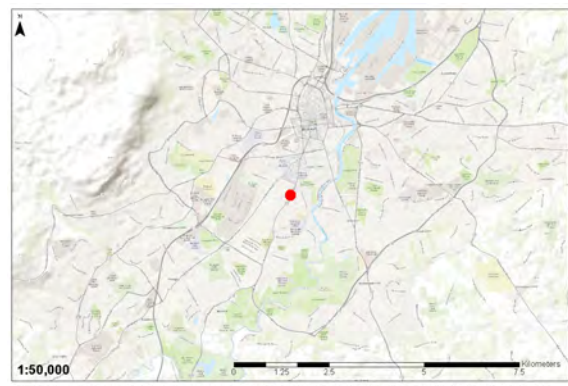
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2787  
**Source:** Housing Monitor  
**HM Ref:** 19231  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 2, 4 MALONE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0264  
**Current Land Use:**  
**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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
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

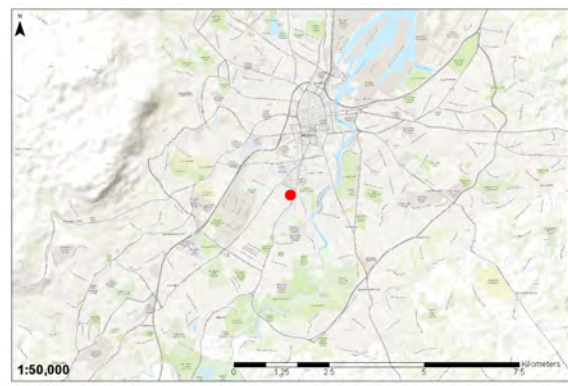
Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 9  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2791  
**Source:** Housing Monitor  
**HM Ref:** 20918  
**UCS Character Area:** INNER CITY  
**Address:** 13 PARK LANE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0399  
**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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 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: Terrace  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2797  
**Source:** Housing Monitor  
**HM Ref:** 18695  
**UCS Character Area:** INNER CITY  
**Address:** 32 - 34 AND LANDS TO THE REAR OF WELLINGTON PARK  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2820  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 33



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: 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: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

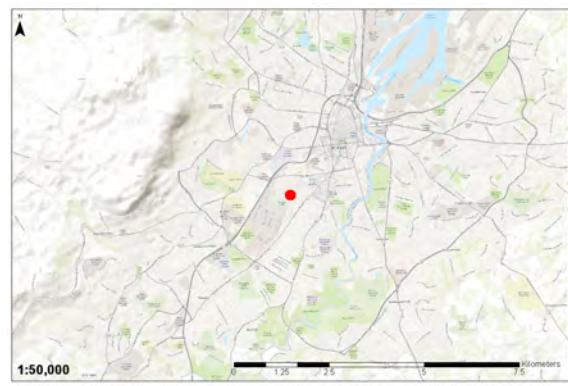
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2798  
**Source:** Housing Monitor  
**HM Ref:** 12235  
**UCS Character Area:** INNER CITY  
**Address:** 2A FANE STREET  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0515  
**Current Land Use:**  
**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: MINOR  
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: 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** 2799

**Source:** Housing Monitor

**HM Ref:** 20006

**UCS Character Area:** ARTERIAL ROUTE

**Address:** THE CLOISTERS, LANDS OPPOSITE 132  
-150 ORMEAU ROAD

**Postcode:** BT7

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.4081

**Current Land Use:** Underutilised site

**Description:** Site currently used as storage yard.  
LA04/2016/2531/F - Residential development of 47 dwelling units comprising 7 townhouses and 40 apartments, landscaping, car parking and all associated site works including the part demolition, retention and change of use of no. 163 Ormeau Road from offices to 2No. apartments - PENDING

**Site Capacity:** 40



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** PENDING

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.4081

## **Site Suitability Assessment**

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:	CONSIDERABLE	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:	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:	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**

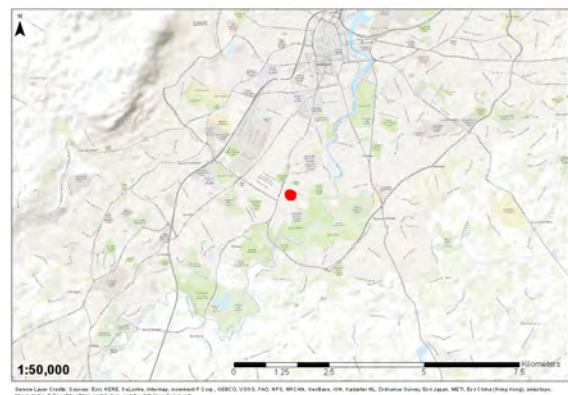


**Housing Density Assumption (Dwellings per hectare):** pending planning density  
**Refined Density Assumption:**  
**Housing Yield:** 40  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2800  
**Source:** Housing Monitor  
**HM Ref:** 18915  
**UCS Character Area:** WIDER CITY  
**Address:** 22 DERAMORE PARK SOUTH  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1085  
**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: MINOR  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2801  
**Source:** Housing Monitor  
**HM Ref:** 13124  
**UCS Character Area:** INNER CITY  
**Address:** 56 ULSTERVILLE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0708  
**Current Land Use:** Underutilised site  
  
**Description:** This must be an historical HM ref as there are no recent applications on the portal since 2010.  
  
**Site Capacity:** 14



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0708

## Site Suitability Assessment

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:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		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:	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?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	14
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2802  
**Source:** Housing Monitor  
**HM Ref:** 12998  
**UCS Character Area:** CITY CENTRE  
**Address:** 8 MAXWELL STREET  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0964  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 46



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
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: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

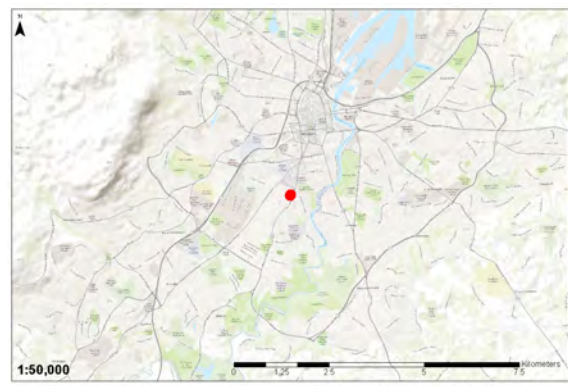
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2804  
**Source:** Housing Monitor  
**HM Ref:** 20076  
**UCS Character Area:** INNER CITY  
**Address:** 122 EGLANTINE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0221  
**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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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:

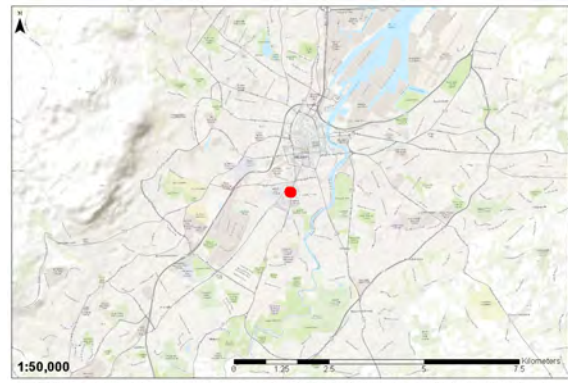
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2807  
**Source:** Housing Monitor  
**HM Ref:** 12037  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** METHODIST CHURCH 21 UNIVERSITY ROAD  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1273  
**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:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: SERIOUS  
ASSSI: NONE  
Monument Record: CONSIDERABLE  
Neighbourhood Renewal Area:  
Listed Building: SIGNIFICANT  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

---

## Availability

Planning History:  
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

---

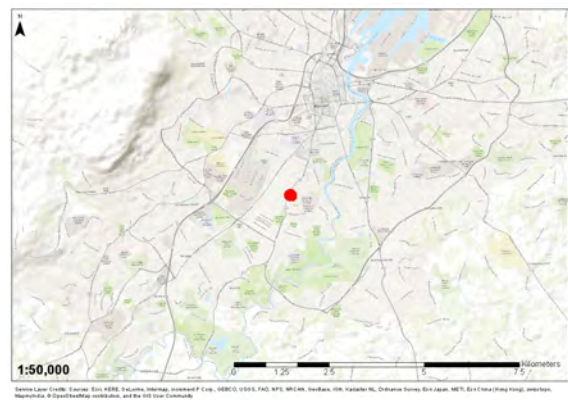
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 2813  
**Source:** Housing Monitor  
**HM Ref:** 18270  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 102 MALONE ROAD  
  
**Postcode:** BT 138  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.3326  
**Current Land Use:** Vacant site  
  
**Description:** Currently under construction.  
  
 LA04/2016/2281/F - Previously approved application Z/2004/1920/F and Z/2008/2477/F. Demolition and replacement of boundary walls to existing courtyard at existing building, minor alterations to fenestration and dormer flat roof to pitch. (additional detailed drawings and description)  
  
**Site Capacity:** 16



## Planning History

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

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** Yes

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.3326

## **Site Suitability Assessment**

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 FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
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:	SERIOUS	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

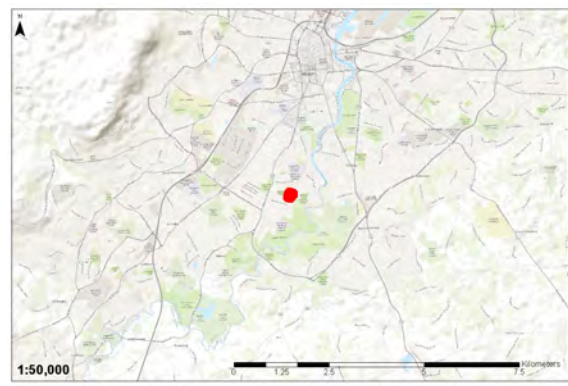
## **Yield, Phasing & Type**

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2814  
**Source:** Housing Monitor  
**HM Ref:** 18469  
**UCS Character Area:** WIDER CITY  
**Address:** HILLSIDE CRESENT, BLADON DRIVE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.0865  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 27



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: CONSIDERABLE  
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 FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 200-400m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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** 2815  
**Source:** Housing Monitor  
**HM Ref:** 20549  
**UCS Character Area:** CITY CENTRE  
**Address:** 69-71 GREAT VICTORIA STREET  
  
**Postcode:** CC 029  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0447  
**Current Land Use:** Underutilised site  
**Description:** Historical HM site. No ref on portal after 2010.  
  
**Site Capacity:** 36



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** 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:** 0.0447

## 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:	FAR
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:	200-400m
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:		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 density
Refined Density Assumption:	
Housing Yield:	36
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2824</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19887
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	10 KING STREET
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0215
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	HM site. Historical, not showing in portal.
<b>Site Capacity:</b>	16



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0215

## 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:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SIGNIFICANT		
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:	16
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2827</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12396
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	25 RYDALMERE STREET
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0533
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. Not zoned for housing and no current planning permission. Historical HM ref?
<b>Site Capacity:</b>	20



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0533

## 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:	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:	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:	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

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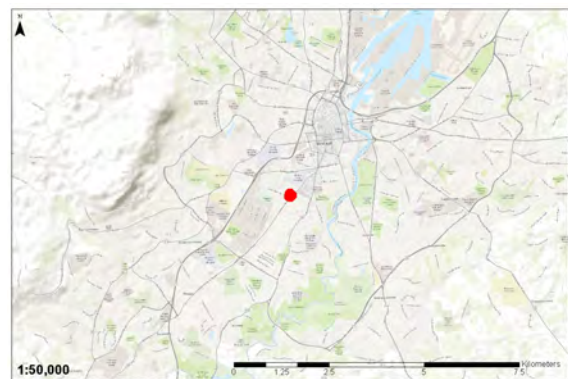
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>2828</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	366
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	155-177 LISBURN ROAD, 16 ASHLEY AVE. & 3-7 TATES A
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2531
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	This is a prominent site on the Lisburn Road which has been derelict form some time. The site has recently been on the market. No recent applications on the planning portal therefore may be historical.
<b>Site Capacity:</b>	45



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2531

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

---

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	45
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	
<b>Phase:</b>	
<b>Comments:</b>	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2830  
**Source:** Housing Monitor  
**HM Ref:** 18948  
**UCS Character Area:** INNER CITY  
**Address:** 125 UNIVERSITY STREET  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0238  
**Current Land Use:** Vacant site  
  
**Description:** Building appears to be vacant. No planning approvals since 2010 therefore may relate to an historical HM ref.  
  
**Site Capacity:** 7



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0238

## 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:	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:	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:	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:	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** 2831  
**Source:** Housing Monitor  
**HM Ref:** 20105  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 249 - 259 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2116  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 56



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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: SERIOUS  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 56  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2834</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19544
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	9-15 DONEGALL ROAD
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0209
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	HM ref. No current planning permission on portal.
<b>Site Capacity:</b>	12



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0209

## 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:	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:	100-200m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:		Current Availability:	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?	Yes
Is the Site Achievable?	Yes

---

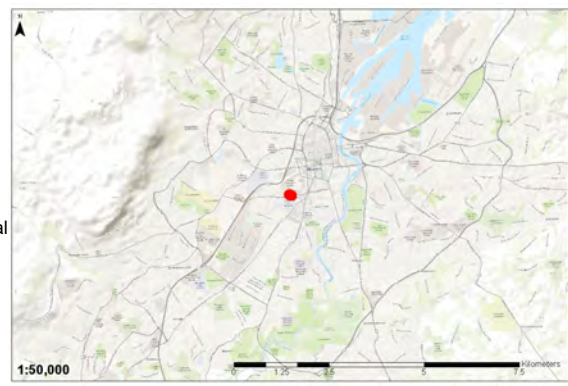
## Yield, Phasing & Type

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** 2835  
**Source:** Housing Monitor  
**HM Ref:** 20551  
**UCS Character Area:** CITY CENTRE  
**Address:** 2-40 UTILITY STREET  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0734  
**Current Land Use:** Surface level car park  
**Description:** Part of the site being utilised for car parking.  
 The rest remains derelict.  
  
**Site Capacity:** 34



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0734

## Site Suitability Assessment

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:	WITHIN 100m
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:	Flat		

---

## Availability

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

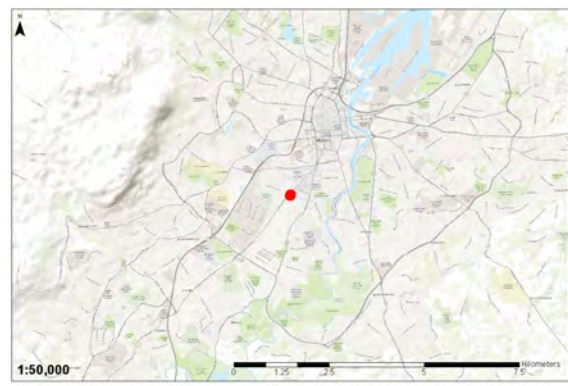
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	34
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2839  
**Source:** Housing Monitor  
**HM Ref:** 18901  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 4 EGLANTINE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0313  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SERIOUS  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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** 2841  
**Source:** Housing Monitor  
**HM Ref:** 21163  
**UCS Character Area:** CITY CENTRE  
**Address:** 14 MONTGOMERY STREET  
  
**Postcode:** BT1  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0270  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 36



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

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

---

## Availability

Planning History:  
Site for Sale:  
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** 2843  
**Source:** Housing Monitor  
**HM Ref:** 20843  
**UCS Character Area:** CITY CENTRE  
**Address:** LANDS TO REAR OF EXISTING BIH HOUSING BLOCK 1 MCAU  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1195  
**Current Land Use:**  
**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:** 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: CONSIDERABLE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 14  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 2844

**Source:** Housing Monitor

**HM Ref:** 20099

**UCS Character Area:** ARTERIAL ROUTE

**Address:** 7 THALIA STREET

**Postcode:** BT12

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.1561

**Current Land Use:** Underutilised site

**Description:** Currently warehouse situated behind petrol filling station. Planning History indicates that there are plans to extend the petrol station / supermarket in to this site. Although not yet implemented it suggest the site is not available.

**Site Capacity:** 17



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Historical

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** Yes

**Other use Planning Reference No.:** LA04/2016/0010/F

**Other use Proposal Description:** Demolition of existing petrol filling station and associated supermarket and food court, with reloca

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use: Yes

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: No

Size of Site Retained:

## **Site Suitability Assessment**

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:	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:	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?	No
Is the Site Achievable?	Yes

## **Yield, Phasing & Type**

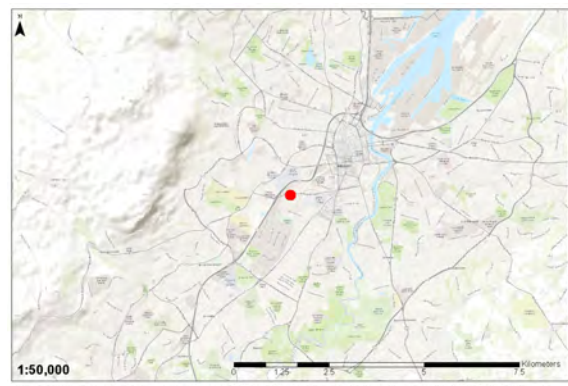


**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 17  
**Potential Housing Type:** Construction of 14 no. apartments, 3 no. townhouses and associated communal parking and landscaping.  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2847  
**Source:** Housing Monitor  
**HM Ref:** 19292  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 330-332 DONEGALL ROAD  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0186  
**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:** SERIOUS  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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

### 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: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2848</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20026
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	113 UNIVERSITY STREET
<b>Postcode:</b>	BT7
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0124
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Development does not appear to have been implemented. Appears vacant. No recent planning approvals in place.
<b>Site Capacity:</b>	7



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0124

## 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:	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:	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:	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:	7
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2850

**Source:** Housing Monitor

**HM Ref:** 20572

**UCS Character Area:** CITY CENTRE

**Address:** 105 -109 SANDY ROW

**Postcode:** BT12

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.0167

**Current Land Use:** Vacant site

**Description:** One building in row current occupied (Petersons Electrical). Derelict Appears to be an historical HM ref. Small unit remains vacant. and run down building. For sale sign up. Remaining site would only acc 2 units. Remove from capacity study.

**Site Capacity:** 6



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Historical

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:	Yes
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.006

## **Site Suitability Assessment**

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:	200-400m
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:			

## **Availability**

Planning History:		Current Availability:	
Site for Sale:		Multiple Ownerships:	
Ownership:	Private	Potential for Ransom Strips:	
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:	
Infrastructure Constraints - Transport Network:	

## **Conclusions**

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

## **Yield, Phasing & Type**

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

**Refined Density Assumption:**

**Housing Yield:** 6

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:**

**Phase:**

**Comments:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2851</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18934
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	136-138 UNIVERSITY AVENUE
<b>Postcode:</b>	BT 127
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0351
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. No recent planning refs on portal.
<b>Site Capacity:</b>	10



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0351

## 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:	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:		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

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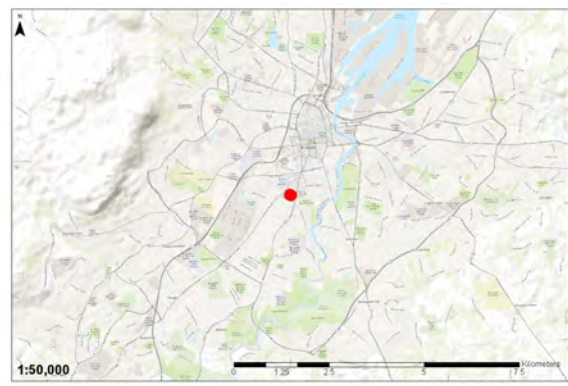
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	10
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2855  
**Source:** Housing Monitor  
**HM Ref:** 20059  
**UCS Character Area:** INNER CITY  
**Address:** 15 COLLEGE GARDENS  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1189  
**Current Land Use:**  
**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:	CONSIDERABLE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	SIGNIFICANT	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:		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:			

---

## 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

---

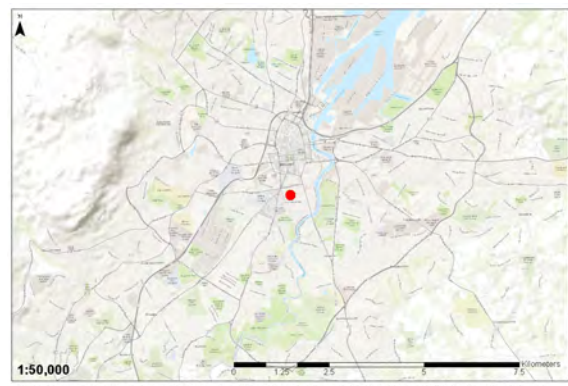
## Yield, Phasing & Type

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** 2863  
**Source:** Housing Monitor  
**HM Ref:** 19249  
**UCS Character Area:** INNER CITY  
**Address:** 44 CROMWELL ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0088  
**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: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

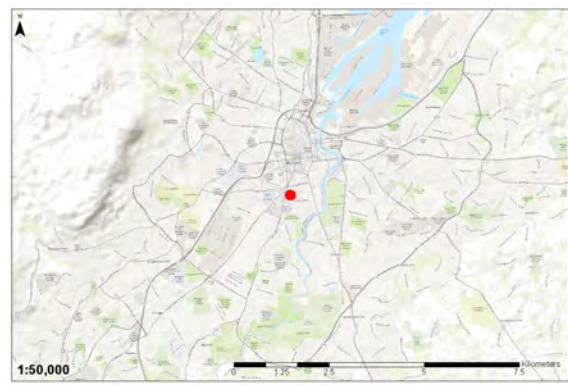
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2866  
**Source:** Housing Monitor  
**HM Ref:** 21376  
**UCS Character Area:** INNER CITY  
**Address:** 53 - 57 BOTANIC AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0394  
**Current Land Use:**  
**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: MINOR  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

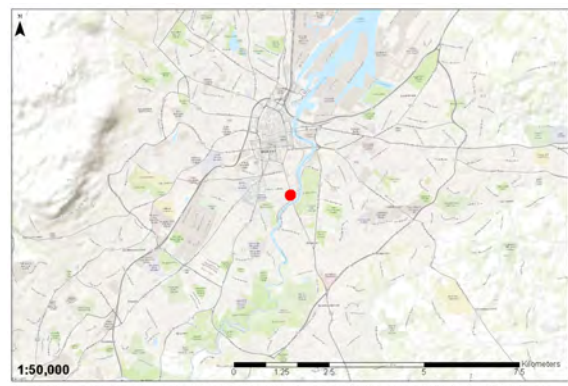
Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 9  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2868  
**Source:** Housing Monitor  
**HM Ref:** 18931  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 165-169 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0846  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 31



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted 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: SIGNIFICANT  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

Current Availability:  
Multiple 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: 31  
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** 2869  
**Source:** Housing Monitor  
**HM Ref:** 20545  
**UCS Character Area:** CITY CENTRE  
**Address:** HOWARD HOUSE 42-48 HOWARD STREET  
**Postcode:** BT1 / BT2  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0756  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 45



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** 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:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	100-200m
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:			

---

## 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

---

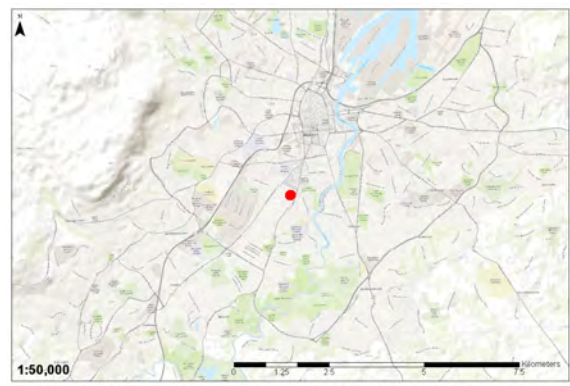
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	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** 2873  
**Source:** Housing Monitor  
**HM Ref:** 20586  
**UCS Character Area:** INNER CITY  
**Address:** 102 EGLANTINE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0235  
**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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

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## Site Information

**UCS Unique Ref** 2877

**Source:** Housing Monitor

**HM Ref:** 18059

**UCS Character Area:** INNER CITY

**Address:** SITE TO REAR OF BELFAST CITY HOSPITAL

**Postcode:** BT9

**District Electoral Area:** BOTANIC

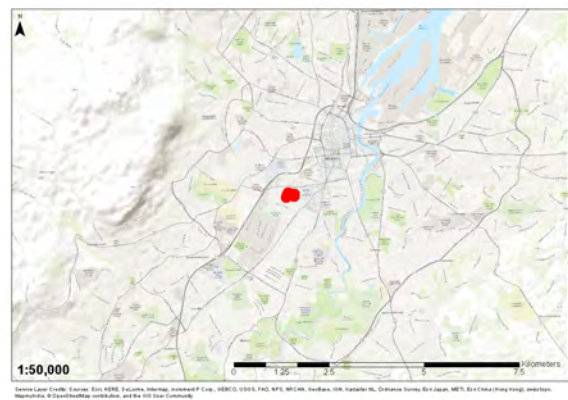
**Area Working Group:** SOUTH

**Site Area (ha):** 1.5925

**Current Land Use:** Vacant site

**Description:** Part of the site currently cleared and the portion adjacent to the railway line has had the building replaced which suggests it is not available for redevelopment. current an employment use.  
Z/2013/1333/F - Demolition of existing hospital/vacant buildings and construction of replacement acute mental health inpatient facility, car parking, re-alignment of access roads and associated operational development.  
Z/2012/1100/F - Two-storey 14 classroom Primary School with double nursery unit and associated site works

**Site Capacity:** 58



---

## Planning History

**Planning granted for residential use:** No

**UCS Residential Planning Reference No.:** Zoned for social housing.

**Planning granted for employment use:** Yes

**Employment Planning Reference No.:** Z/2013/0367/F

**Employment Planning Proposal Description:**

**Planning granted for other land use:** Yes

**Other use Planning Reference No.:** Z/2013/1333/F

**Other use Proposal Description:** Development related to Belfast City Hospital

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** Yes

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

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

## **Site Suitability Assessment**

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:	CONSIDERABLE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	CONSIDERABLE	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:	Vacant
Site for Sale:	No	Multiple Ownerships:	Yes
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**

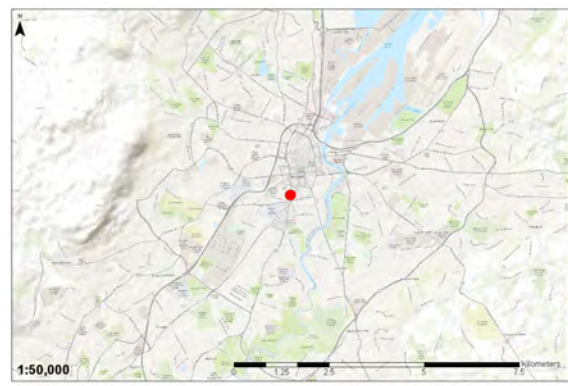


**Housing Density Assumption (Dwellings per hectare):** Estimated - housing zoning.  
**Refined Density Assumption:**  
**Housing Yield:** 58  
**Potential Housing Type:** 0  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2885  
**Source:** Housing Monitor  
**HM Ref:** 12596  
**UCS Character Area:** CITY CENTRE  
**Address:** 115 GREAT VICTORIA STREET / NORWOOD STREET  
**Postcode:** BT 118  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0504  
**Current Land Use:**  
**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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:  
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** 2889  
**Source:** Housing Monitor  
**HM Ref:** 19890  
**UCS Character Area:** CITY CENTRE  
**Address:** 155-157 SANDY ROW  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0353  
**Current Land Use:**  
**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: 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: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 2890  
**Source:** Housing Monitor  
**HM Ref:** 18762  
**UCS Character Area:** WIDER CITY  
**Address:** 94-100 SUNNYSIDE STREET  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2015  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 26



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

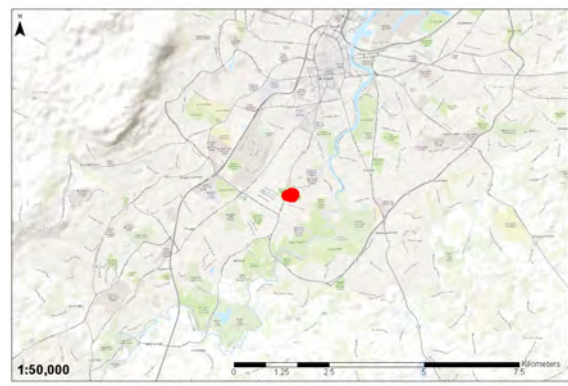
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2892  
**Source:** Housing Monitor  
**HM Ref:** 13258  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** THE PAVILION, THE ORCHARD AND 24 BLADON PARK  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.0209  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 10



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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



## Site Suitability Assessment

District Centre:	No	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:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
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:	SIGNIFICANT	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:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 2893

**Source:** Housing Monitor

**HM Ref:** 21226

**UCS Character Area:** INNER CITY

**Address:** 140 - 142 MALONE AVENUE & 14 - 18 WINDSOR AVENUE

**Postcode:** BT9

**District Electoral Area:** BOTANIC

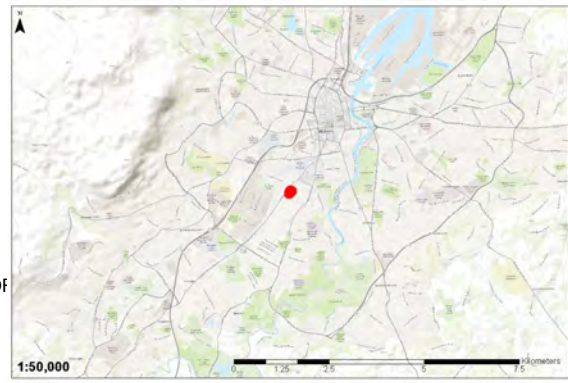
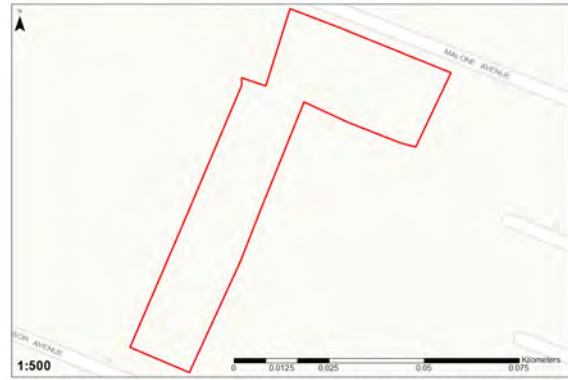
**Area Working Group:** SOUTH

**Site Area (ha):** 0.2287

**Current Land Use:** Underutilised site

**Description:** LA04/2017/0046/F - Erection of 26 no apartments with associated landscaping, access, car parking, construction of new gable wall to the rear of no 18 Windsor Avenue and all associated demolitions and site works - pending (UCS using this yield)

**Site Capacity:** 10



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2017/0046/F - MONITOR

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.2287

## Site Suitability Assessment

District Centre:	No	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:	5Min CYCLE
Neighbourhood Renewal Area:		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:	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:** 10  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2895</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19563
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	SOUTH OF EAST BRIDGE STREET, WEST OF CENTRAL STATI
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.7979
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Historical HM ref. More recent planning approval for employment use. LA04/2016/0559/F
<b>Site Capacity:</b>	320



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7979

## 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:	MINOR	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
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:	MINOR		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:	2. Site has full planning permission for employment	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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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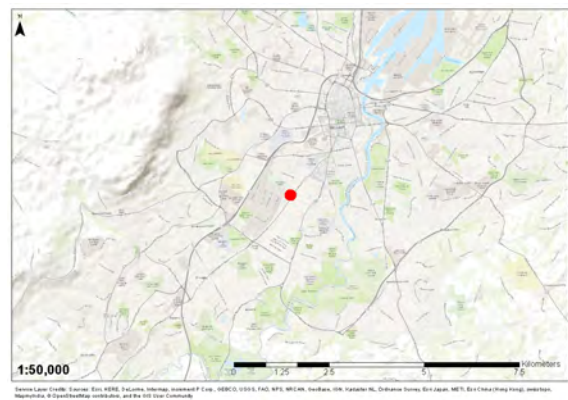
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	320
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Approved.
Employment Yield:	30683.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2899</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12875
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	2 WINDSOR ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0925
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Z/2014/1243/F - Erection of 8 two and a half storey terraced houses and associated site works.
<b>Site Capacity:</b>	8



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2014/1243/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	SIGNIFICANT

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0925

## 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:	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:		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:	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

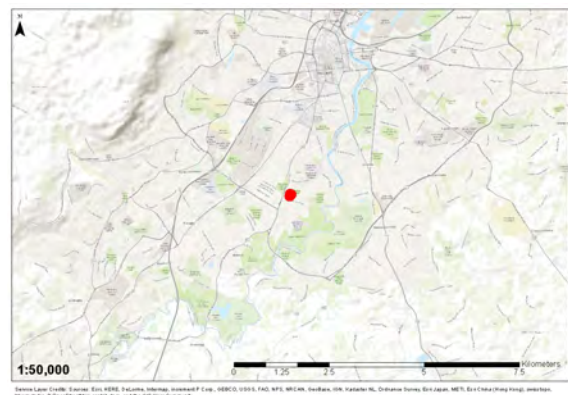
Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	8
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2905  
**Source:** Housing Monitor  
**HM Ref:** 19484  
**UCS Character Area:** WIDER CITY  
**Address:** 18 DERAMORE DRIVE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1348  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## Site Suitability Assessment

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

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: CLOSE  
Distance from Arterial Route: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 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** 2908  
**Source:** Housing Monitor  
**HM Ref:** 18962  
**UCS Character Area:** CITY CENTRE  
**Address:** SITE BOUNDED BY WILLOW STREET AND HUTCHINSON STREET  
**Postcode:** CC 031  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2963  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 270



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 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: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 270

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** 2913  
**Source:** Housing Monitor  
**HM Ref:** 19881  
**UCS Character Area:** CITY CENTRE  
**Address:** 29-31 GLOUCESTER STREET  
  
**Postcode:** CC 029  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0381  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 45



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SIGNIFICANT  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

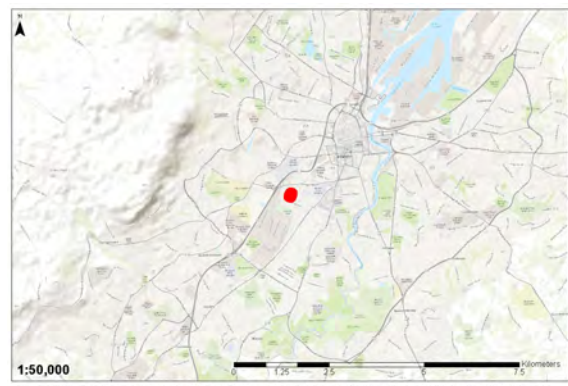
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 2915  
**Source:** Housing Monitor  
**HM Ref:** 21218  
**UCS Character Area:** INNER CITY  
**Address:** LANDS BOUNDED BY 36 -76 EBOR ST,  
35 - 55 FRENCHPAR  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.7873  
**Current Land Use:**  
**Description:** Development appears to be complete.  
**Site Capacity:** 37



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:** 0

## Site Suitability Assessment

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

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

---

## Availability

Planning History:

Site for Sale:

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: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

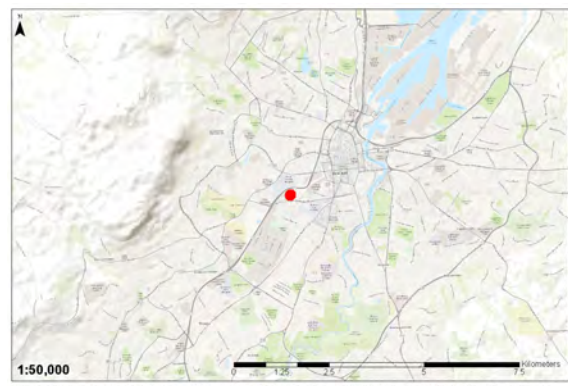
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2916  
**Source:** Housing Monitor  
**HM Ref:** 19393  
**UCS Character Area:** INNER CITY  
**Address:** 3 LEMBERG STREET  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0830  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 26



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

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

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

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

---

## Availability

Planning History:

Site for Sale:

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: 26

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2923  
**Source:** Housing Monitor  
**HM Ref:** 12039  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** FORMER NORTH RUGBY GROUNDS,  
ORMEAU ROAD  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 3.1698  
**Current Land Use:** Underutilised site  
**Description:** Development appears to be complete.  
**Site Capacity:** 185



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:** 0

## 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:	CONSIDERABLE	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:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	CONSIDERABLE		
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?	No
Is the Site Achievable?	No

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2924  
**Source:** Housing Monitor  
**HM Ref:** 20914  
**UCS Character Area:** CITY CENTRE  
**Address:** FANUM HOUSE AND LANDS TO THE REAR OF 35-49 DUBLIN  
**Postcode:** BT2  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2310  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 23



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: 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: 400m+  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 23  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2925

**Source:** Housing Monitor

**HM Ref:** 20757

**UCS Character Area:** CITY CENTRE

**Address:** 75-81 CASTLE STREET

**Postcode:** BT1

**District Electoral Area:** BOTANIC

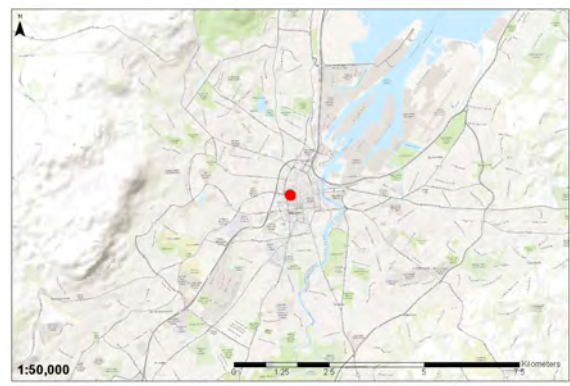
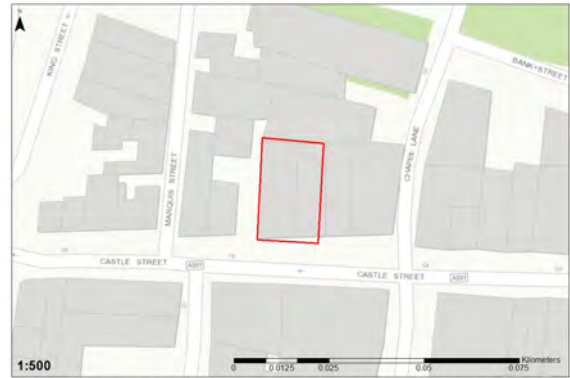
**Area Working Group:** SOUTH

**Site Area (ha):** 0.0426

**Current Land Use:**

**Description:**

**Site Capacity:** 30



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No

Shopping / Commerical Area: NONE

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: MINOR

Neighbourhood Renewal Area:

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: CLOSE

Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

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

---

## Availability

Planning History:

Site for Sale:

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: 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** 2928  
**Source:** Housing Monitor  
**HM Ref:** 20581  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 98 - 102 LISBURN ROAD  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0925  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 27



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: MINOR  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

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

---

## Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 27

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2930  
**Source:** Housing Monitor  
**HM Ref:** 20762  
**UCS Character Area:** INNER CITY  
**Address:** 21-33 ASHLEY AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1310  
**Current Land Use:** Underutilised site  
**Description:** Historical HM ref as no recent applications on the planning portal.  
  
**Site Capacity:** 23



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.131

## Site Suitability Assessment

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:	ADJACENT
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:		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:	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:	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

---

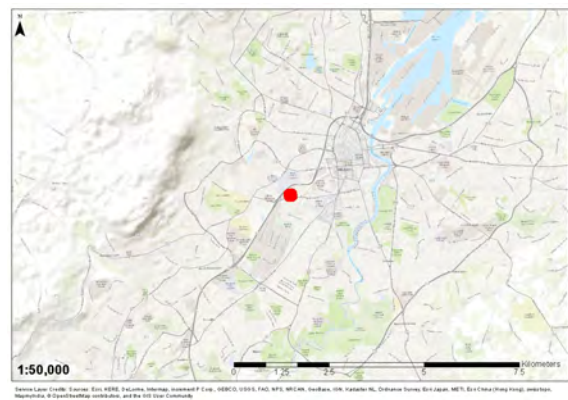
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	23
Potential Housing Type:	Redevelopment of site to create 23 apartments incorporating garden area, cycle and bin storage areas
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2931</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20599
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	FACTORY UNITS WEST OF MALDON STREET
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.7008
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. HM ref. Must be part of an historical planning approval. Assumed it has been commenced.
<b>Site Capacity:</b>	48



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7008

## 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:	MINOR	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:	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:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	48
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2945  
**Source:** Housing Monitor  
**HM Ref:** 20546  
**UCS Character Area:** CITY CENTRE  
**Address:** 27-37 ADELAIDE STREET  
  
**Postcode:** BT2  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0864  
**Current Land Use:**  
**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:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

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

---

## Availability

Planning History:  
Site for Sale:  
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: 39  
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** 2948  
**Source:** Housing Monitor  
**HM Ref:** 20084  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 49 & 51 MALONE ROAD  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0529  
**Current Land Use:**  
**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: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SIGNIFICANT

Tidal Flood Plain: NONE

Surface Water: MINOR

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route: 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** 2949  
**Source:** Housing Monitor  
**HM Ref:** 18278  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 191 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1392  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 25



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: CONSIDERABLE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

Current Availability:  
Multiple 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

---

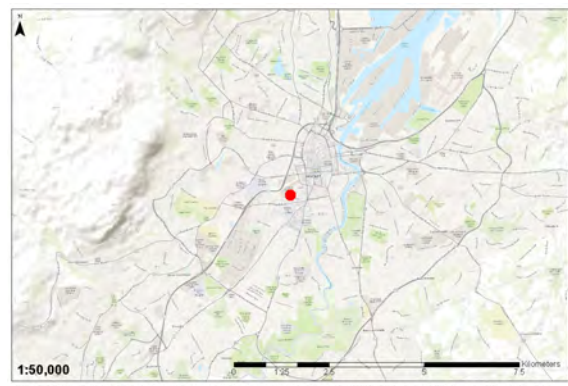
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 25  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2950</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	359
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	ADJACENT TO ST. AIDAN'S CHURCH, CLEMENTINE PARK, B
<b>Postcode:</b>	CC 028
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0578
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant.
<b>Site Capacity:</b>	8



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0578

## 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:	200-400m
ASSSI:	NONE	Distance from Train Halt:	200-400m
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:	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:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

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

---

## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2951  
**Source:** Housing Monitor  
**HM Ref:** 19878  
**UCS Character Area:** CITY CENTRE  
**Address:** 58 DONEGALL PASS  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0599  
**Current Land Use:** Underutilised site  
  
**Description:** Auction house at ground floor. The upper floors still appear to be underutilised. Appears to be an historical HM ref.  
  
**Site Capacity:** 12



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0599

## Site Suitability Assessment

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 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:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:	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:	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** 2955  
**Source:** Housing Monitor  
**HM Ref:** 21165  
**UCS Character Area:** CITY CENTRE  
**Address:** NORWOOD HOUSE 96 - 102 GREAT VICTORIA STREET  
**Postcode:** BT2  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0478  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 22



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

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

---

## Availability

Planning History:

Site for Sale:

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

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## Site Information

**UCS Unique Ref** 2956

**Source:** Housing Monitor

**HM Ref:** 21208

**UCS Character Area:** INNER CITY

**Address:** 41 - 49 TATES AVENUE

**Postcode:** BT9

**District Electoral Area:** BOTANIC

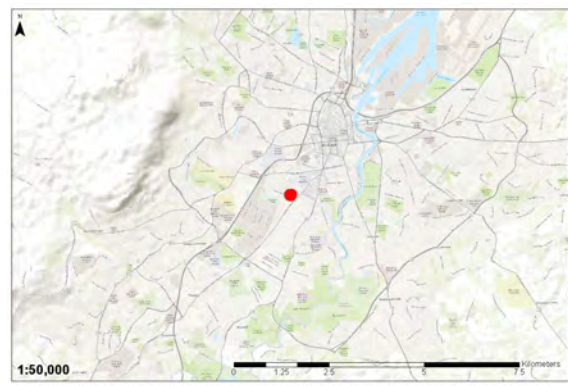
**Area Working Group:** SOUTH

**Site Area (ha):** 0.3107

**Current Land Use:** Underutilised site

**Description:** Z/2010/0647/F - Demolition of existing buildings and structures with the construction of 49 apartments with associated landscaping and underground parking - granted Tue 23 Aug 2011 - Check if development commenced.

**Site Capacity:** 44



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Likely lapsed.

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.3107

## **Site Suitability Assessment**

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:	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:		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:	Slightly sloping		

## **Availability**

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

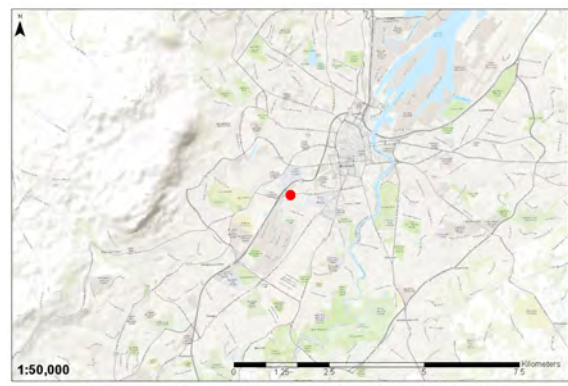
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 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** 2957  
**Source:** Housing Monitor  
**HM Ref:** 19293  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 346-348 DONEGALL ROAD  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0134  
**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:** 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:	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:			

---

## 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

---

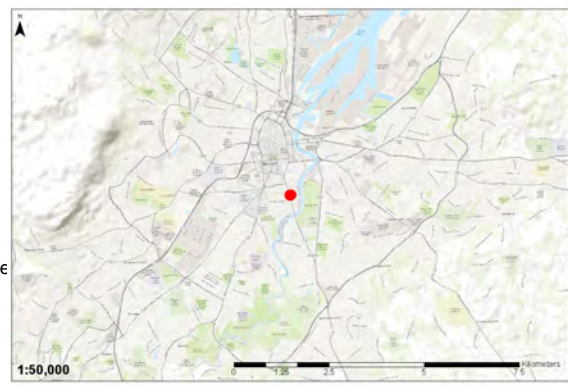
## Yield, Phasing & Type

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** 2958  
**Source:** Housing Monitor  
**HM Ref:** 11948  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 42-50 ORMEAU ROAD  
  
**Postcode:** BT 125  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0733  
**Current Land Use:** Vacant site  
  
**Description:** Site remains vacant - two advertising billboards.  
 Z/2010/0274/F - Development containing four shop units, fourteen apartments and car parking at 42-50 Ormeau Road, Belfast.  
  
**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2010/0274/F - lapsed 3rd Se  
**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:** 0.0733



## 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:	SIGNFICIENT	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:	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

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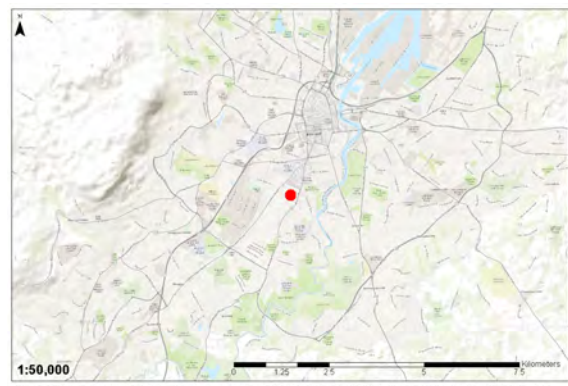
## Yield, Phasing & Type

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** 2961  
**Source:** Housing Monitor  
**HM Ref:** 20585  
**UCS Character Area:** INNER CITY  
**Address:** 73 EGLANTINE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0338  
**Current Land Use:**  
**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: 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: 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:

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## Conclusions

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

---

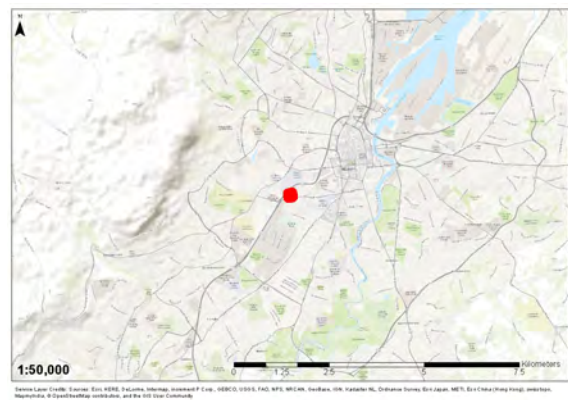
## Yield, Phasing & Type

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** 2962  
**Source:** Housing Monitor  
**HM Ref:** 12226  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 421-431 DONEGALL ROAD  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.2004  
**Current Land Use:**  
**Description:** Z/2011/0995/F - New build social housing, 42 houses and 8 apartments plus gardens, site works, new streets and carparking  
 Development now complete and occupied.  
**Site Capacity:** 50



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** SIGNIFICANT  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:** 0

## Site Suitability Assessment

District Centre:	No	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:	ADJACENT
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:	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:	48
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 2972

**Source:** Housing Monitor

**HM Ref:** 20097

**UCS Character Area:** ARTERIAL ROUTE

**Address:** 214 - 224 LISBURN ROAD

**Postcode:** BT9

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.0682

**Current Land Use:** Underutilised site

**Description:** 2 storey retail development existing. Site has potential for higher density.  
Z/2013/0851/F - Erection of 5 storey mixed (retail and residential) development comprising in a reduction in the number of apartments from 14 no previous to 9 no and the relocation of the associated car parking to first level from basement level previous (amendment to approval application Z/2007/0310/f and amendments to the building layout and fenestration)

**Site Capacity:** 9



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2013/0851/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

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

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0682

## Site Suitability Assessment

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 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:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		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:	Flat		

## Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
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

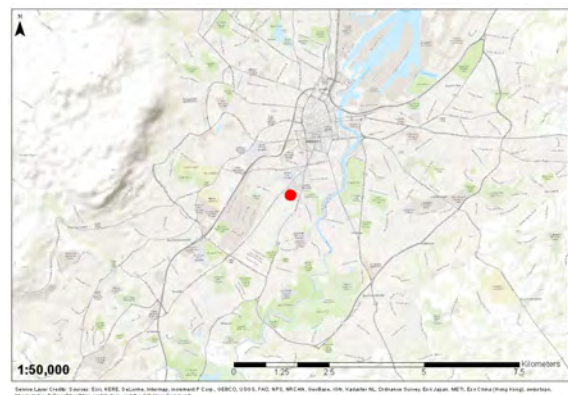
**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 9  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** 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



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2973  
**Source:** Housing Monitor  
**HM Ref:** 19215  
**UCS Character Area:** INNER CITY  
**Address:** 37, 39, 41 WELLINGTON PARK  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0951  
**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:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	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:		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:	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:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2974</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20073
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	124 & 126 LISBURN ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0454
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	No recent planning ref on portal. Historical HM ref for 6 units.
<b>Site Capacity:</b>	6



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0454

## 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:	5Min CYCLE
Neighbourhood Renewal Area:		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:	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?	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

<b>UCS Unique Ref</b>	<b>2975</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20576
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	130 STRANMILLIS ROAD AND 1&3 RIDGEWAY STREET
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0419
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Currently under development for (Z/2010/1433/F) Erection of 8 no 2 bed apartments, 2 car parking spaces and on-street parking. (Amended Scheme)
<b>Site Capacity:</b>	5



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0419

## 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:	5Min 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:	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:	5
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2979</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18949
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	78-80 & 22-32 SANDY ROW & WELLWOOD STREET
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0377
<b>Current Land Use:</b>	
<b>Description:</b>	Site has been developed for a supermarket under planning ref Z/2013/1248/F -remove from capacity study.
<b>Site Capacity:</b>	13



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Historical
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	Z/2013/1248/F
<b>Other use Proposal Description:</b>	Supermarket.

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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: 400m+  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 13  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2981</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	467
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	DERRYVOLGIE HOUSE 75-75A MALONE ROAD
<b>Postcode:</b>	BT 138
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1526
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. HM ref due to housing zoning. Derryvolgie House in use as a crèche. Unsure if plans in place to develop site for associated uses.
<b>Site Capacity:</b>	12



## Planning History

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

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1526

## 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 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:	MINOR	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		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:	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

---

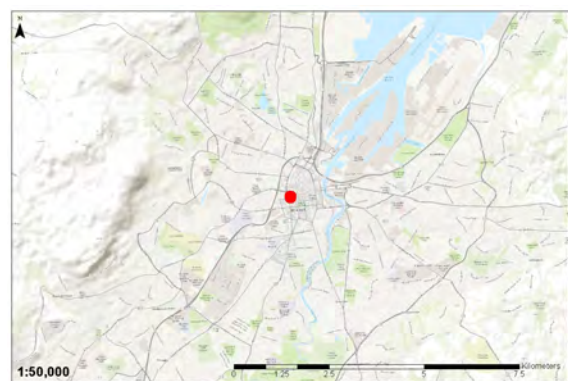
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>2987</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12338
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	78 & 37 COLLEGE AVENUE AND COLLEGE STREET
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2537
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Remove - site being developed for student accommodation.
<b>Site Capacity:</b>	55



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	Z/2013/1063/F - LA04/2015/0419/F
<b>Other use Proposal Description:</b>	Student accommodation.

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

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

## 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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: CONSIDERABLE  
Neighbourhood Renewal Area:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

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

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

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

---

## Conclusions

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

---

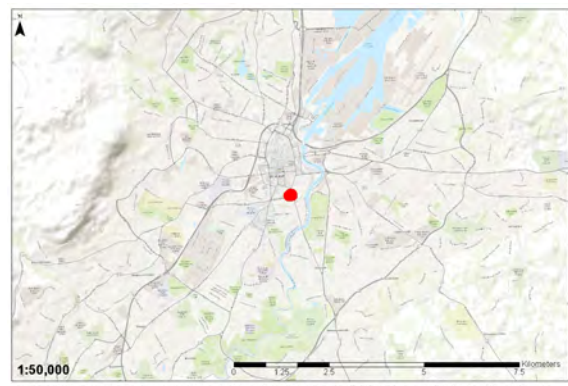
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):  
Refined Density Assumption:  
Housing Yield: 55  
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** 2990  
**Source:** Housing Monitor  
**HM Ref:** 20574  
**UCS Character Area:** CITY CENTRE  
**Address:** LANDS AT HOWARD STREET SOUTH,  
 ORMEAU ROAD & DONEGA  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.4447  
**Current Land Use:** Surface level car park  
**Description:** Well utilised surface level car park. Various advertisement panels on site which may impact on phasing of development. Historical HM ref as no applications in portal since 2010. HM density appears to be very low for the size of site therefore character area assumption applied.  
**Site Capacity:** 42



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** Part  
**Other use Planning Reference No.:** Z/2011/0615/F  
**Other use Proposal Description:** Temporary car wash.

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.4447

## **Site Suitability Assessment**

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 FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	MINOR	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:	CONSIDERABLE	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:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

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

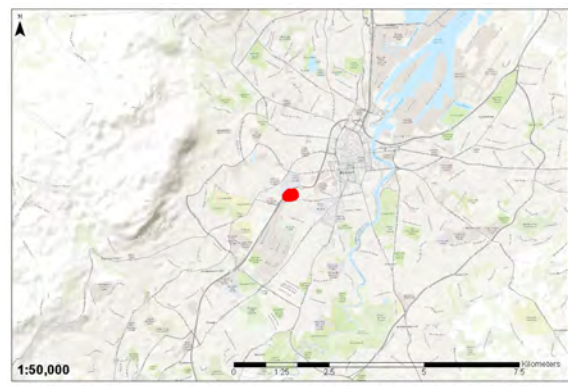
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 42  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2992  
**Source:** Housing Monitor  
**HM Ref:** 21227  
**UCS Character Area:** INNER CITY  
**Address:** FACTORY SITE NORTH WEST OF MALDON STREET AND MONAR  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.9997  
**Current Land Use:** Vacant site  
**Description:** Former factory on site. Now cleared however the HM ref must relate to an historical approval. Unclear whether this would remain valid.  
**Site Capacity:** 131



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** CONSIDERABLE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.9997



## Site Suitability Assessment

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:	100m-200
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:	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:	131
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** 2993  
**Source:** Housing Monitor  
**HM Ref:** 18911  
**UCS Character Area:** INNER CITY  
**Address:** 20 CROMWELL ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0098  
**Current Land Use:**  
**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: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

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

---

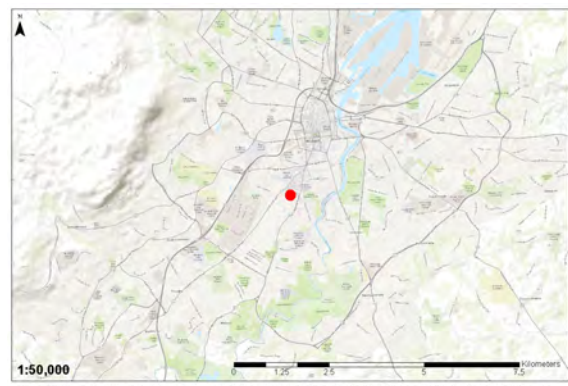
## Yield, Phasing & Type

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** 2995  
**Source:** Housing Monitor  
**HM Ref:** 21214  
**UCS Character Area:** INNER CITY  
**Address:** 35 WELLINGTON PARK 35 WELLINGTON PARK  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0302  
**Current Land Use:**  
**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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

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

---

## Availability

Planning History:  
Site for Sale:  
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** 2997  
**Source:** Housing Monitor  
**HM Ref:** 20571  
**UCS Character Area:** CITY CENTRE  
**Address:** THE FORMER WHITEHALL TOBACCO WORKS, LINFIELD ROAD  
**Postcode:** BT12 / BT13  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.0773  
**Current Land Use:** Underutilised site  
**Description:** Appears to be an historical HM site. Remains underutilised. Tobacco works has been redeveloped and has been removed from capacity figures.  
**Site Capacity:** 50



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** HM site  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** Part  
**Other use Planning Reference No.:** Z/2011/0421/F  
**Other use Proposal Description:** Temp ice rink.

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.84

## Site Suitability Assessment

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:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:	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

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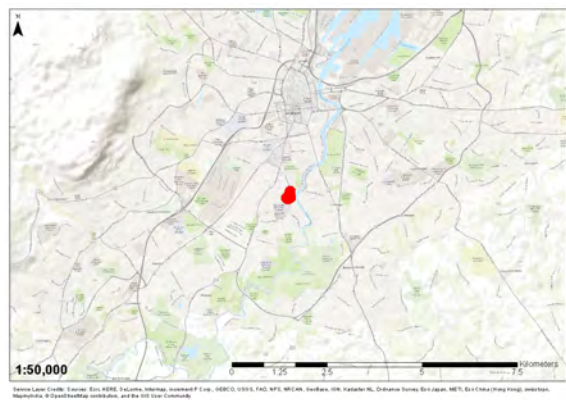
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	47
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	33270.0000
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2998  
**Source:** Housing Monitor  
**HM Ref:** 11333  
**UCS Character Area:** WIDER CITY  
**Address:** RIDDELL HALL, STRANMILLIS ROAD  
  
**Postcode:** BT 010/4  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.9014  
**Current Land Use:** Underutilised site  
  
**Description:** Land zoned for housing however no evidence of the intention to develop. No planning permission in place.  
  
**Site Capacity:** 14



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** MINOR  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.9014



## Site Suitability Assessment

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:	SIGNIFICANT	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
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:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
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:	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:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 2999  
**Source:** Housing Monitor  
**HM Ref:** 13017  
**UCS Character Area:** INNER CITY  
**Address:** 14 WELLINGTON PARK  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1996  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 23



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

## 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: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SIGNIFICANT

Tidal Flood Plain: NONE

Surface Water: NONE

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route: WITHIN 100m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

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

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

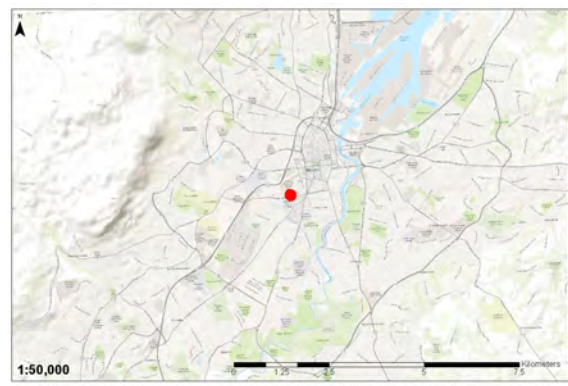
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3000</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12524
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	LAND BETWEEN UTILITY STREET & EUREKA DRIVE
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1891
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remain derelict and overgrown.
<b>Site Capacity:</b>	33



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2014/0107/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1891

## 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:	100-200m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
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:	Flat		

---

## Availability

Planning History:	1. Site has full planning permission for housing	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:	33
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3003</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	288
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	159-163 UNIVERSITY STREET
<b>Postcode:</b>	BT7
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0198
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site cleared and looks like development has commenced.
<b>Site Capacity:</b>	15



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Historical
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0198

## 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:	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:	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:	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** 3009  
**Source:** Housing Monitor  
**HM Ref:** 19304  
**UCS Character Area:** INNER CITY  
**Address:** 157-173 RODEN STREET  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.3077  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 35



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

District Centre: No  
Shopping / 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: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

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:

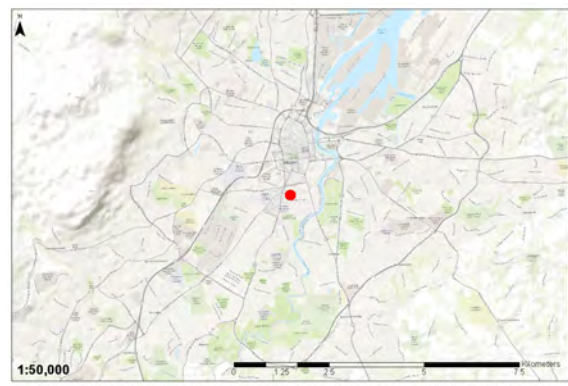
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3011  
**Source:** Housing Monitor  
**HM Ref:** 12387  
**UCS Character Area:** INNER CITY  
**Address:** 7-13 CROMWELL ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0452  
**Current Land Use:**  
**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: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3012  
**Source:** Housing Monitor  
**HM Ref:** 12686  
**UCS Character Area:** CITY CENTRE  
**Address:** 1-3 HOLMES STREET  
  
**Postcode:** CC 029  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0735  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 20



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
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** 3014  
**Source:** Housing Monitor  
**HM Ref:** 19248  
**UCS Character Area:** INNER CITY  
**Address:** 26 CROMWELL ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0092  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

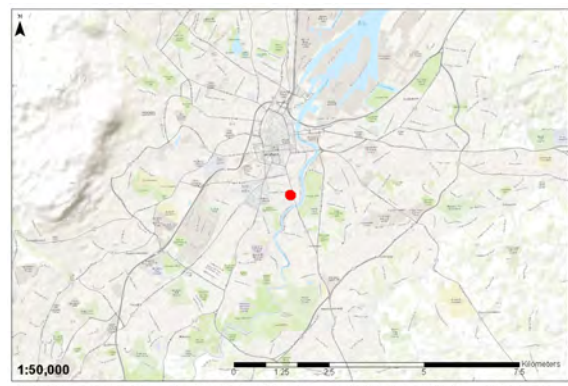
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3017  
**Source:** Housing Monitor  
**HM Ref:** 12885  
**UCS Character Area:** INNER CITY  
**Address:** 134 UNIVERSITY AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0305  
**Current Land Use:** Vacant site  
  
**Description:** Development commenced but stalled. No recent planning refs on portal.  
  
**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:** 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:** 0.0305



## 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:	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:	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

---

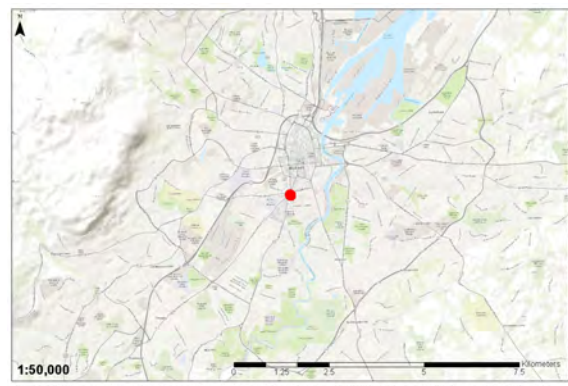
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	9
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** 3018  
**Source:** Housing Monitor  
**HM Ref:** 12191  
**UCS Character Area:** CITY CENTRE  
**Address:** 2-8 BOTANIC AVENUE, 1-13 DONEGALL PASS  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0668  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 32



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY FAR  
Distance from Arterial Route: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:  
Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 32  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3019  
**Source:** Housing Monitor  
**HM Ref:** 20114  
**UCS Character Area:** WIDER CITY  
**Address:** 34 & 36 SANS SOUCI PARK  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0604  
**Current Land Use:** Underutilised site  
  
**Description:** Recent application for (LA04/2017/1983/F) Change of use from HMO to 3 No. apartments (at 34 San Souci Park) and 1 semi detached dwelling (at 36 San Souci Park) with 3 storey rear extensions to both buildings.  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:**

## 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: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:  
Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

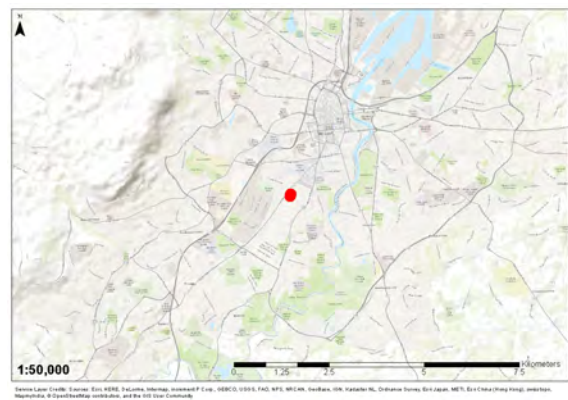
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 5  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3020</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12253
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	18 WINDSOR AVENUE
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2154
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Building appears to be vacant. HM refers to 6 units. Current application pending for Development of 30 apartments (LA04/2016/0775/F)
<b>Site Capacity:</b>	6



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	LA04/2016/0775/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2154

## 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:	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:	5Min CYCLE
Neighbourhood Renewal Area:		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:	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

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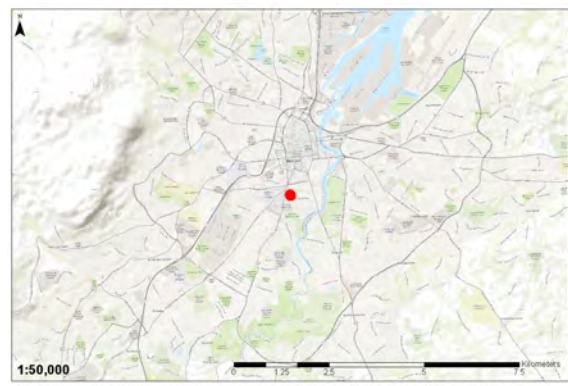
## Yield, Phasing & Type

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** 3021  
**Source:** Housing Monitor  
**HM Ref:** 20872  
**UCS Character Area:** INNER CITY  
**Address:** 6 CRESCENT GARDENS  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0863  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 20



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

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: SIGNIFICANT  
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: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 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

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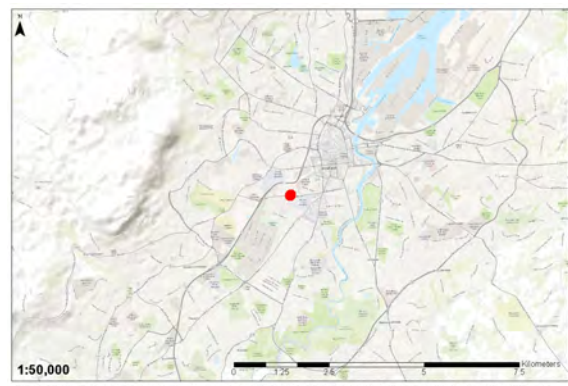
## Yield, Phasing & Type

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** 3022  
**Source:** Housing Monitor  
**HM Ref:** 12230  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 301-303 DONEGALL ROAD  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0591  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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: CLOSE  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner:

Current Availability:

Multiple 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** 3023  
**Source:** Housing Monitor  
**HM Ref:** 19536  
**UCS Character Area:** CITY CENTRE  
**Address:** 65-71 DUBLIN ROAD  
  
**Postcode:** BT2  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0594  
**Current Land Use:**  
**Description:** development complete and occupied.  
  
**Site Capacity:** 66



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** Yes  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? No  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0  
Refined Density Assumption:  
Housing Yield: 66  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3029  
**Source:** Housing Monitor  
**HM Ref:** 13173  
**UCS Character Area:** INNER CITY  
**Address:** 54 ULSTERVILLE AVENUE

**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0681  
**Current Land Use:** Underutilised site

**Description:** No ref on portal to app for 11 units. Must be an historical permission. More recent permission indicated the change back to one dwelling.  
Z/2010/1573/F - Change of use from 5 flats to a single dwelling including a single storey extension and third floor to rear return (Amended Scheme).

**Site Capacity:** 11



---

## 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:	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:	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:		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:			

## **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?	No
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:** change of use, alterations and three storey rear extension to existing dwelling to form 12 no. Apart  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3032  
**Source:** Housing Monitor  
**HM Ref:** 19346  
**UCS Character Area:** INNER CITY  
**Address:** 165 UNIVERSITY STREET  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0163  
**Current Land Use:**  
**Description:** DEVELOPMENT COMPLETED  
  
**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:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:** 0

## Site Suitability Assessment

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: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? No  
Is the Site Achievable? Yes

---

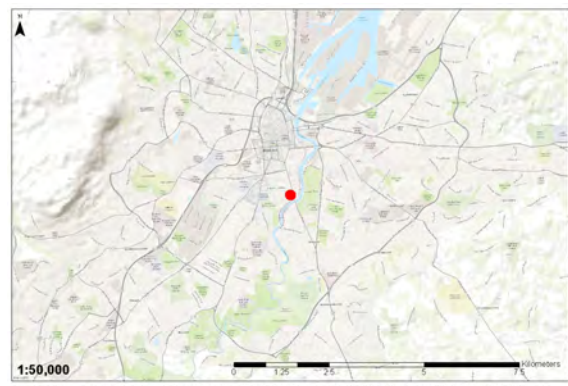
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 6  
Potential Housing Type: Demolition of 165 University Street and redevelopment to accommodate 7No. apartments (Amended propos  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3034  
**Source:** Housing Monitor  
**HM Ref:** 18780  
**UCS Character Area:** INNER CITY  
**Address:** TO THE REAR OF 81-87 RUGBY AVENUE  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0123  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 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

---

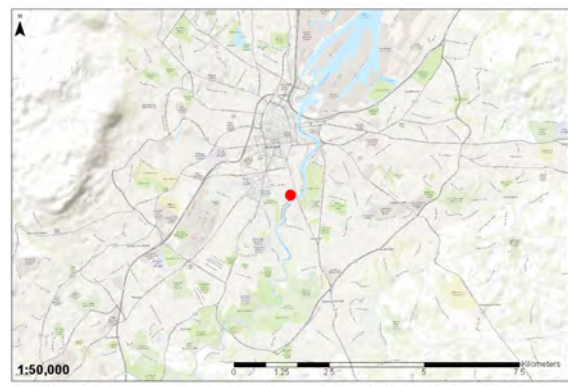
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 5  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3035  
**Source:** Housing Monitor  
**HM Ref:** 18713  
**UCS Character Area:** INNER CITY  
**Address:** 39-43 AGINCOURT AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0365  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 10



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: CONSIDERABLE  
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: 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** 3036  
**Source:** Housing Monitor  
**HM Ref:** 19886  
**UCS Character Area:** CITY CENTRE  
**Address:** 41-49 QUEEN STREET & 24 COLLEGE STREET  
**Postcode:** BT1  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1149  
**Current Land Use:** Vacant site  
**Description:**  
  
**Site Capacity:** 69



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** Yes  
**Other use Planning Reference No.:** LA04/2015/1252/F  
**Other use Proposal Description:** Student accommodation

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.1149

## Site Suitability Assessment

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:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
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:	Vacant
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):	
Refined Density Assumption:	
Housing Yield:	69
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	HM site. must be an historical approval as no ref on the Planning portal.



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3038  
**Source:** Housing Monitor  
**HM Ref:** 18326  
**UCS Character Area:** CITY CENTRE  
**Address:** 116 DONEGALL PASS  
  
**Postcode:** BT 118  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0440  
**Current Land Use:** Underutilised site  
  
**Description:** Site remains vacant. Historical HM ref, no applications approved since 2010.  
  
**Site Capacity:** 11



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.044

## 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:	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:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:	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:	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:	11
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3041  
**Source:** Housing Monitor  
**HM Ref:** 20570  
**UCS Character Area:** CITY CENTRE  
**Address:** SITES 3 & 4 CITYLINK BUSINESS PARK  
ALBERT STREET  
**Postcode:** CC 031  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.3046  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 133



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: SERIOUS  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
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: 133  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3043  
**Source:** Housing Monitor  
**HM Ref:** 18955  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** LANDS ADJACENT TO 2 BARRINGTON GARDENS  
**Postcode:** CC 028  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0387  
**Current Land Use:**  
**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: CLOSE  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

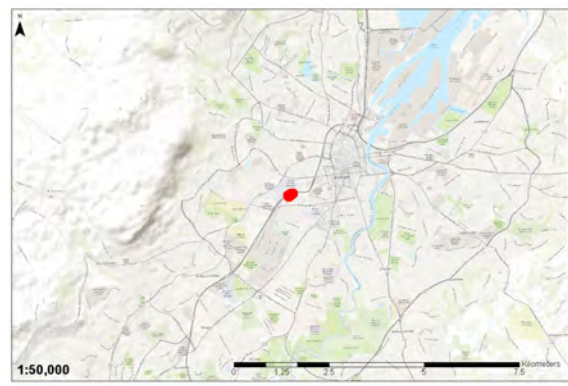
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3047  
**Source:** Housing Monitor  
**HM Ref:** 18717  
**UCS Character Area:** INNER CITY  
**Address:** FORMER INDUSTRIAL SITE, MILNER STREET  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.4265  
**Current Land Use:** Vacant site  
  
**Description:** Z/2014/1053/F - Construction of 48no. apartments (39 x 2bed and 9 x 1bed) in 8no. separate blocks with associated parking and communal amenity space (Amended Plans and Additional Information received)  
  
 Not commenced.  
**Site Capacity:** 48



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/1053/F  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	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:	0.4265

## 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 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:	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:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes



## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density

**Refined Density Assumption:**

**Housing Yield:** 48

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:**

**Employment Yield:**

**Potential Employment Type:**

**Traveller Site:** No

**Phase:**

**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3048  
**Source:** Housing Monitor  
**HM Ref:** 19562  
**UCS Character Area:** CITY CENTRE  
**Address:** 55-71 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1666  
**Current Land Use:** Surface level car park  
  
**Description:** Currently under construction. Will likely be occupied by the start of the plan period. Monitor and record as completed in due course. Scheme being constructed is for 88 units. HM ref was for 83.  
  
**Site Capacity:** 83



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2010/0245/F - LA04/2016/09  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.1666

## 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:	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:	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:	Flat		

---

## Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	
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:	83
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** 3049  
**Source:** Housing Monitor  
**HM Ref:** 19204  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 2 CLAREMONT MEWS  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0351  
**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:  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 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** 3053  
**Source:** Housing Monitor  
**HM Ref:** 19550  
**UCS Character Area:** CITY CENTRE  
**Address:** 149-151 SANDY ROW  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0190  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 6



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 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** 3054  
**Source:** Housing Monitor  
**HM Ref:** 11114  
**UCS Character Area:** CITY CENTRE  
**Address:** LAND TO THE REAR OF 55-85 GREAT VICTORIA STREET AN  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.2945  
**Current Land Use:** Surface level car park  
**Description:** Part of the site developed as the days in hotel. The remaining surface level car park would be suitable for either residential or employment use. HM ref appears to be historical and the outline different from existing site.  
**Site Capacity:** 27



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical.  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 1.19



## 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:	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:	100-200m
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:	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:	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):	316
Refined Density Assumption:	
Housing Yield:	27
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3056  
**Source:** Housing Monitor  
**HM Ref:** 20548  
**UCS Character Area:** CITY CENTRE  
**Address:** HOPE STREET, 7-13 LINCOLN PLACE AND 1-17 ST ANDREW  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0885  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 130



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:  
Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 130  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3057  
**Source:** Housing Monitor  
**HM Ref:** 20009  
**UCS Character Area:** INNER CITY  
**Address:** 22 CROMWELL ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0101  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 6



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

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

---

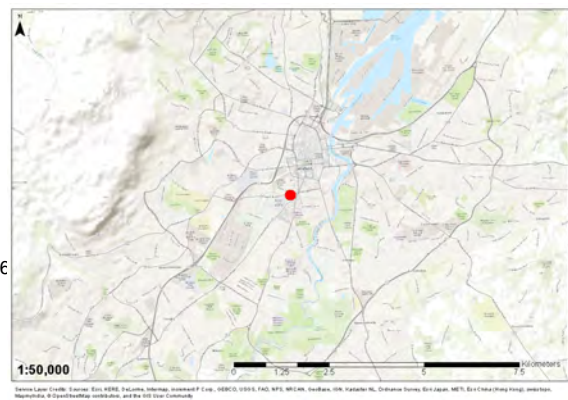
## Yield, Phasing & Type

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

<b>UCS Unique Ref</b>	<b>3059</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	19547
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	1-5 GAFFIKIN STREET
<b>Postcode:</b>	BT12
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0553
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Building currently in use for tyre centre. High density residential development adjacent. site would be suitable for residential. LA04/2015/0617/O - more recent application for 42 apts.
<b>Site Capacity:</b>	51



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2010/0777/F / LA04/2015/0617/O
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0553

## 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:	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:	100-200m
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:	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

---

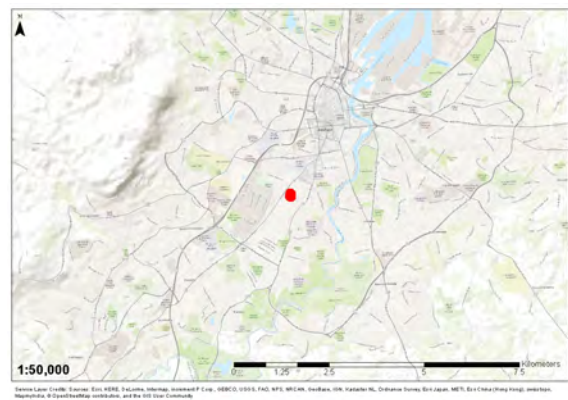
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	51
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3061</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12252
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	19A WINDSOR AVENUE
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1251
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Current dwelling appears to be in use. HM ref must be historical. LA04/2017/1714/O - Gatelodge style dwelling as infill between Nos 17 and 19 Windsor Avenue, Belfast
<b>Site Capacity:</b>	7



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1251



## 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:	ADJACENT
Conservation Area:	SIGNIFICANT	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:		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:	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:	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

---

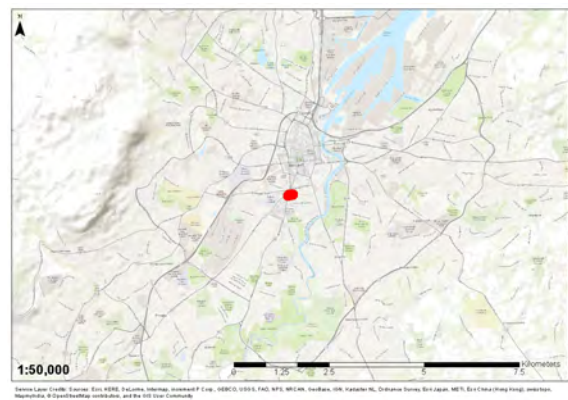
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	7
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3065</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	12389
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	FITZWILLIAM TERRACE, BOTANIC AVENUE
<b>Postcode:</b>	BT 118
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.2534
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Railway appears to run underneath the site. Site zoned for housing (committed housing site) - historical planning app.
<b>Site Capacity:</b>	92



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Historical
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2534

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Major constraint
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:	ADJACENT
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
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:	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:	92
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** 3069  
**Source:** Housing Monitor  
**HM Ref:** 20917  
**UCS Character Area:** CITY CENTRE  
**Address:** LANDS AT 2-8 BOTANIC AVE AND 1-13 DONEGALL PASS  
**Postcode:** BT 118  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0954  
**Current Land Use:** Vacant site  
**Description:** Site remains vacant. Historical HM ref.  
**Site Capacity:** 32



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0954

## Site Suitability Assessment

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:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:	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

---

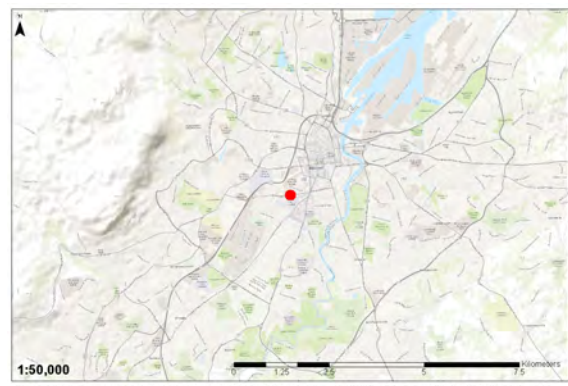
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	32
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** 3070  
**Source:** Housing Monitor  
**HM Ref:** 20775  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 163-169 DONEGALL ROAD  
  
**Postcode:** CC 028  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0193  
**Current Land Use:** Underutilised site  
**Description:** Remains underutilised.  
  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0193

## 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:	100-200m
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:	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:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3073</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20888
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	LAND AT POSNETT STREET, CHAMBERS STREET & RATCLIFF
<b>Postcode:</b>	BT 118
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.7806
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. Zoned for social housing in BMAP. HM had recorded the site as having capacity for 10 units. This must be an error therefore character area density assumption applied.
<b>Site Capacity:</b>	10



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7806



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
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:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	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:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	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

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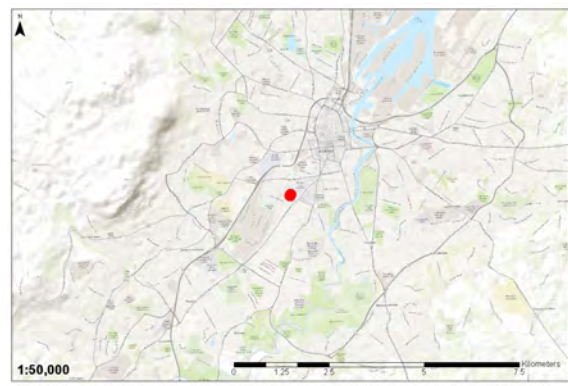
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
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** 3075  
**Source:** Housing Monitor  
**HM Ref:** 20092  
**UCS Character Area:** INNER CITY  
**Address:** 56 & 60 ULSTERVILLE AVENUE  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1877  
**Current Land Use:** Underutilised site  
  
**Description:** A large portion of the site is occupied by a crèche.  
  
**Site Capacity:** 15



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** Yes  
**Other use Planning Reference No.:**  
**Other use Proposal Description:** Creche

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** Yes  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: 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: 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? No  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Demolition of 2 detached dwellings & erection of 2 new apartments blocks. One block comprising of 11

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

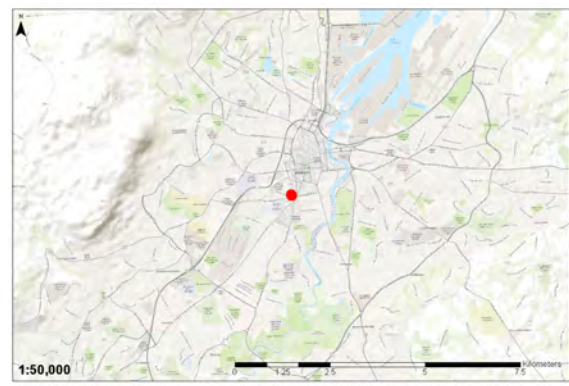
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3077  
**Source:** Housing Monitor  
**HM Ref:** 21454  
**UCS Character Area:** CITY CENTRE  
**Address:** 160 - 174 SANDY ROW  
  
**Postcode:** BT12  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0662  
**Current Land Use:**  
**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 / 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: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

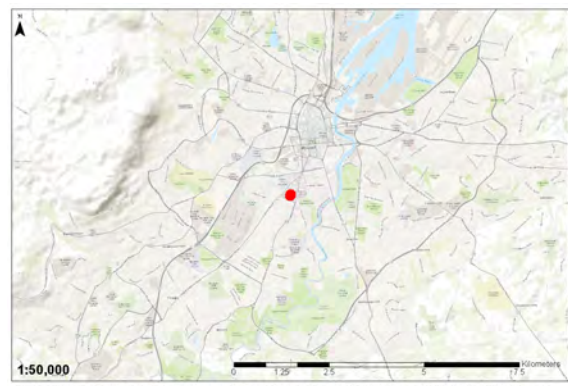
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 11  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3085  
**Source:** Housing Monitor  
**HM Ref:** 21477  
**UCS Character Area:** INNER CITY  
**Address:** 16 COLLEGE GARDENS  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0257  
**Current Land Use:**  
**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:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	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:		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:			

---

## 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

---

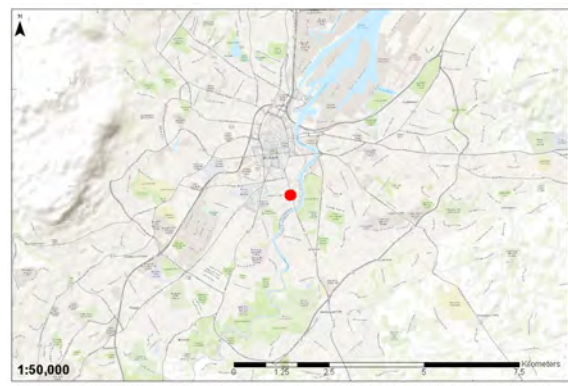
## Yield, Phasing & Type

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** 3086  
**Source:** Housing Monitor  
**HM Ref:** 21479  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 137 - 141 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1003  
**Current Land Use:**  
**Description:** DEVELOPMENT COMPLETED AND OCCUPIED.  
  
**Site Capacity:** 15



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:** 0



## Site Suitability Assessment

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: SERIOUS  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? No  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Demolition of existing buildings and erection of 11 two-bedroom and 4 one-bedroom apartments, car pa

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3096  
**Source:** Housing Monitor  
**HM Ref:** 21544  
**UCS Character Area:** INNER CITY  
**Address:** 53 CROMWELL ROAD BOTANIC AVENUE  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0184  
**Current Land Use:**  
**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: NONE  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 9  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3097

**Source:** Housing Monitor

**HM Ref:** 21505

**UCS Character Area:** INNER CITY

**Address:** 21, 23 & 25 ULSTERVILLE AVENUE

**Postcode:** BT9

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.0774

**Current Land Use:** Underutilised site

**Description:** Z/2013/1009/F - Refurbishment of existing buildings to provide 15 No. one bed apartments and 3no. two bed duplex apartments. An extra floor will be added to the returns on 21 and 23 Ulsterville Avenue. External escape stair to be removed. This development appears to be complete.

**Site Capacity:** 6



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2013/1009/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0774

## **Site Suitability Assessment**

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:	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:		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:	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:	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?	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:** Refurbishment of existing buildings to provide 15 No. one bed apartments and 3no. two bed duplex apa  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3099  
**Source:** Housing Monitor  
**HM Ref:** 21527  
**UCS Character Area:** CITY CENTRE  
**Address:** LANDS ADJACENT TO SMITHFIELD MARKET AND MILLFIELD  
**Postcode:** CC 030  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2311  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 66



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 66  
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** 3106  
**Source:** Housing Monitor  
**HM Ref:** 18881  
**UCS Character Area:** WIDER CITY  
**Address:** 12 HOUSTON GARDENS  
  
**Postcode:** BT5  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0950  
**Current Land Use:**  
**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: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 400m+  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3115  
**Source:** Housing Monitor  
**HM Ref:** 20871  
**UCS Character Area:** WIDER CITY  
**Address:** 11 ANNADALE AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.2906  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 17



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** 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: SIGNIFICANT  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

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

---

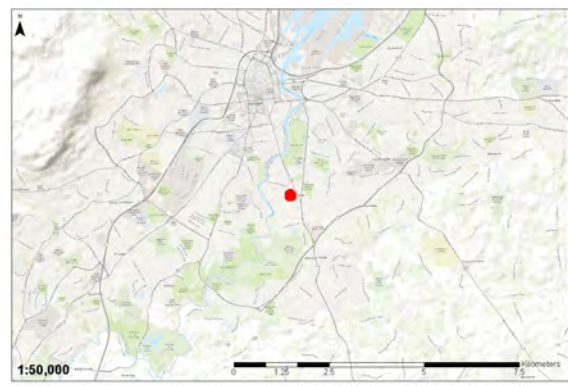
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 17  
Potential Housing Type: Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3116  
**Source:** Housing Monitor  
**HM Ref:** 11142  
**UCS Character Area:** WIDER CITY  
**Address:** 46A FLORENCEVILLE AVENUE  
  
**Postcode:** BT7  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1915  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 100m-200  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

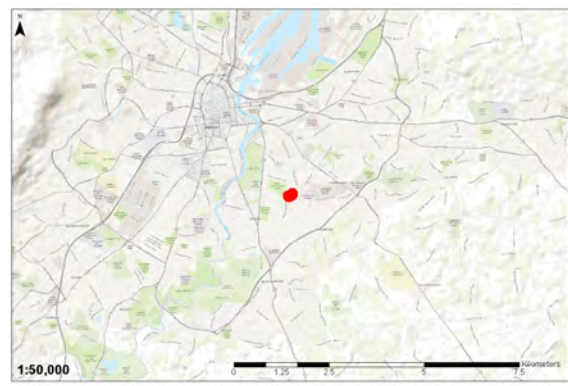
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3118  
**Source:** Housing Monitor  
**HM Ref:** 20889  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO THE REAR OF 34 - 66  
 ONSLOW PARADE  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.4926  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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 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: 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** 3120  
**Source:** Housing Monitor  
**HM Ref:** 19696  
**UCS Character Area:** WIDER CITY  
**Address:** CAROLAN HOUSE, ROSSMORE DRIVE  
  
**Postcode:** BT7  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1758  
**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 / 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: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

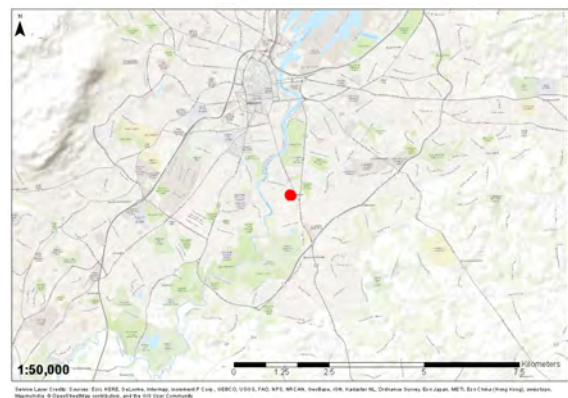
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3123  
**Source:** Housing Monitor  
**HM Ref:** 20109  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS ADJACENT TO 45 ROSSMORE DRIVE  
**Postcode:** BT 098  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0978  
**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:	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:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:			

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## Availability

Planning History:		Current Availability:	
Site for Sale:		Multiple Ownerships:	
Ownership:	Private	Potential for Ransom Strips:	
Willing Owner:			

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## Achievability

Market Attractiveness:	
Infrastructure Constraints - Waste Water Treatment System:	
Infrastructure Constraints - Transport Network:	

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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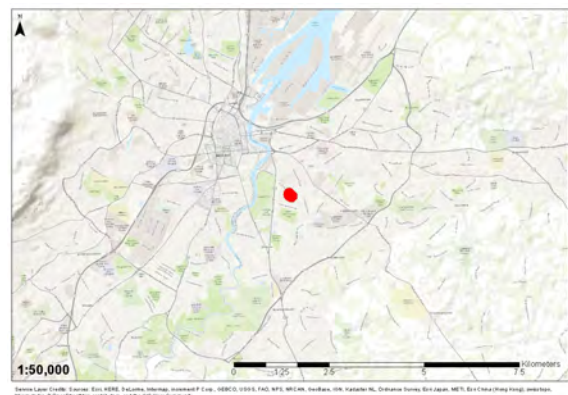
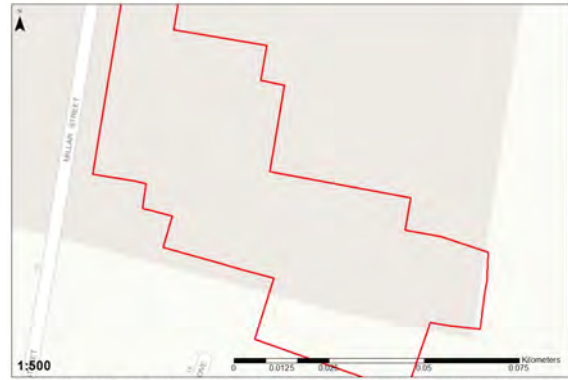
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	8
Potential Housing Type:	Townhouse
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3128  
**Source:** Housing Monitor  
**HM Ref:** 12988  
**UCS Character Area:** WIDER CITY  
**Address:** 2A MILLAR STREET  
  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.4833  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 57



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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 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:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 57

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3136  
**Source:** Housing Monitor  
**HM Ref:** 19522  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 410 ORMEAU ROAD  
  
**Postcode:** BT7  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0449  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: MINOR  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:  
Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
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** 3137  
**Source:** Housing Monitor  
**HM Ref:** 19531  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 20 CREGAGH ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.0563  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
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 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:

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## Conclusions

Is the Site Suitable? Housing  
Is the Site 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

<b>UCS Unique Ref</b>	<b>3138</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	20138
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	120-128 ORBY DRIVE
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	LISNASHARRAGH
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1555
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Development of 19No. 2 bedroom apartments with associated site works (renewal of Z/2013/0841/O)
<b>Site Capacity:</b>	19



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	LA04/2017/1447/O
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1555

## 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:	Ongoing use not expected to cease
Site for Sale:		Multiple Ownerships:	Yes
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

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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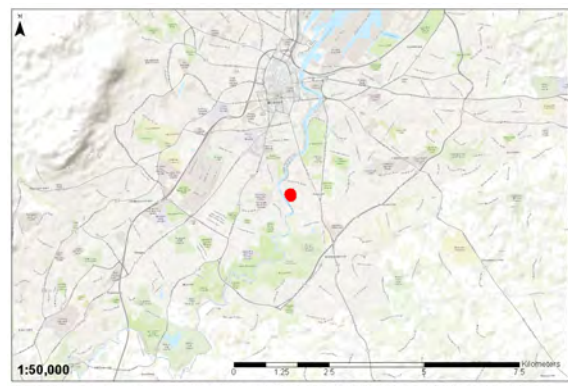
## Yield, Phasing & Type

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:	Application currently pending.

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3139  
**Source:** Housing Monitor  
**HM Ref:** 21269  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS TO THE REAR (EAST) OF 50 - 80 ANNADALE CRESC  
**Postcode:** BT 127  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.2804  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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 FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Public Sector (DSD/BCC/NIHE)  
Willing Owner:  
Current Availability:  
Multiple 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** 3149  
**Source:** Housing Monitor  
**HM Ref:** 18086  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO REAR OF 6-10 GLENVIEW PARK, BALLYGOWAN ROA  
**Postcode:** BT 130  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.4608  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 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:

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## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 8  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3151  
**Source:** Housing Monitor  
**HM Ref:** 18089  
**UCS Character Area:** WIDER CITY  
**Address:** LADAS DRIVE BETWEEN BELLS BRIDGE ROUNDABOUT AND AL  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 1.5481  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 47



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** SERIOUS  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
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 FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 47  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3152  
**Source:** Housing Monitor  
**HM Ref:** 20049  
**UCS Character Area:** WIDER CITY  
**Address:** ST. ANDREWS & KNOCKBREDA  
CHURCH ROSETTA ROAD  
**Postcode:** MCH 32  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3829  
**Current Land Use:**  
**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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

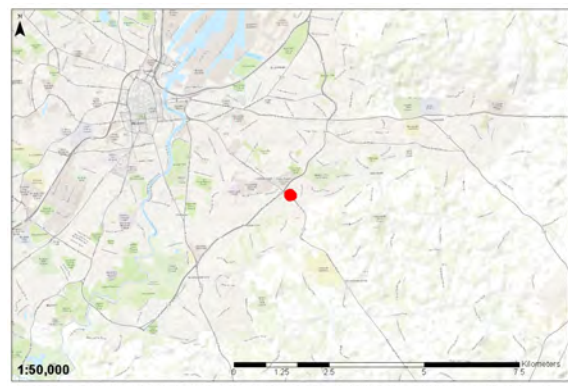
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3153  
**Source:** Housing Monitor  
**HM Ref:** 20817  
**UCS Character Area:** WIDER CITY  
**Address:** 15-19 BALLYGOWAN ROAD  
  
**Postcode:** BT5  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3046  
**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:** 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: 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: 29

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3156  
**Source:** Housing Monitor  
**HM Ref:** 21289  
**UCS Character Area:** WIDER CITY  
**Address:** 73 - 75 ROSETTA ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.1485  
**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  
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: 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: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3157  
**Source:** Housing Monitor  
**HM Ref:** 20535  
**UCS Character Area:** WIDER CITY  
**Address:** 124-126 UPPER KNOCKBREDA ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3002  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 22



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 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** 3158

**Source:** Housing Monitor

**HM Ref:** 20821

**UCS Character Area:** WIDER CITY

**Address:** LISNASHARRAGH HIGH SCHOOL,  
STIRLING AVENUE

**Postcode:** BT6

**District Electoral Area:** LISNASHARRAGH

**Area Working Group:** EAST

**Site Area (ha):** 1.8964

**Current Land Use:** Vacant site

**Description:** Site currently comprises former lisnasharragh secondary school with capability to deliver a high residential capacity.

Proposed erection of 24 semi-detached dwellings and 6 complex-needs bungalows

**Site Capacity:** 50



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2016/1100/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## 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:	1.8964

## 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:	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:	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:	Infrastructure works required

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

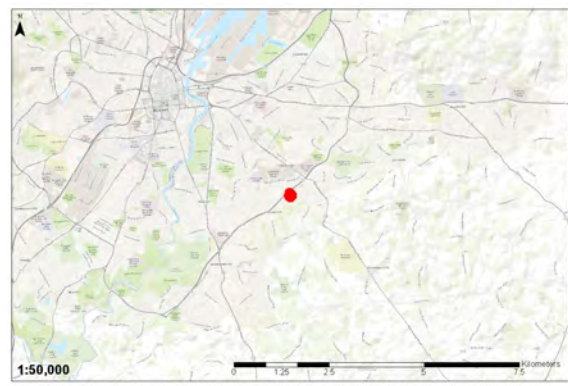
## Yield, Phasing & Type

**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:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3162  
**Source:** Housing Monitor  
**HM Ref:** 18085  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO REAR OF 106-118  
KNOCKBREDA ROAD  
**Postcode:** MCH 36  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 0.3394  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

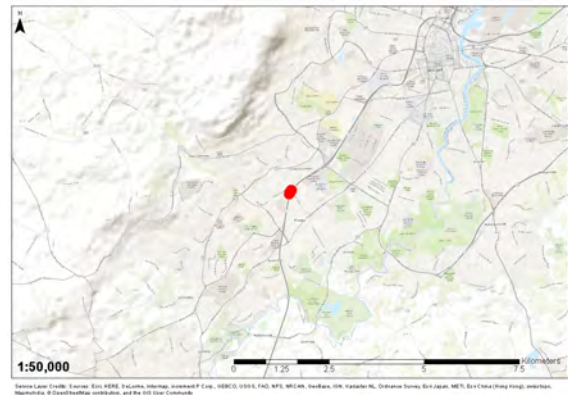
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3167  
**Source:** Housing Monitor  
**HM Ref:** 19177  
**UCS Character Area:** WIDER CITY  
**Address:** SERVICE ROAD TO FORD VISTEON  
FACTORY AND FINAGHY R  
**Postcode:** BT 086  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1731  
**Current Land Use:**  
**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:** 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: SIGNIFICANT  
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

---

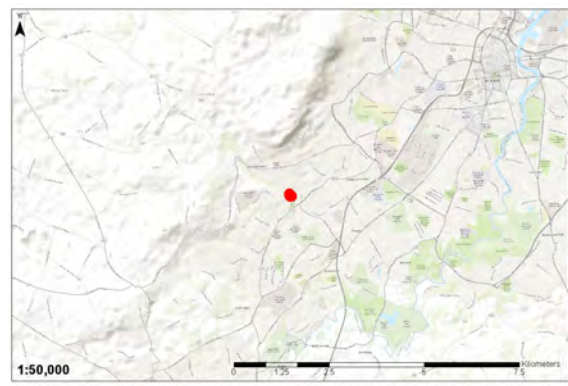
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 3170  
**Source:** Housing Monitor  
**HM Ref:** 18053  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO SOUTH EAST OF RIVERSIDE MEWS, SUFFOLK ROAD  
**Postcode:** ML 09  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.2845  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 10



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** MINOR  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: MINOR  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: SERIOUS  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

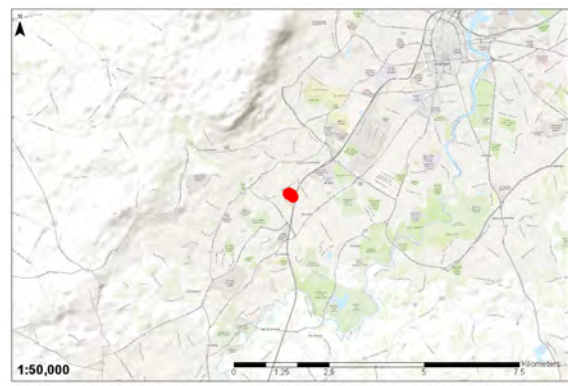
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 10  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3172  
**Source:** Housing Monitor  
**HM Ref:** 21063  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS ADJACENT TO FORD VISTEON  
PLANT FINAGHY ROAD  
**Postcode:** BT 086  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.9169  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 53



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: MINOR  
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: 53

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

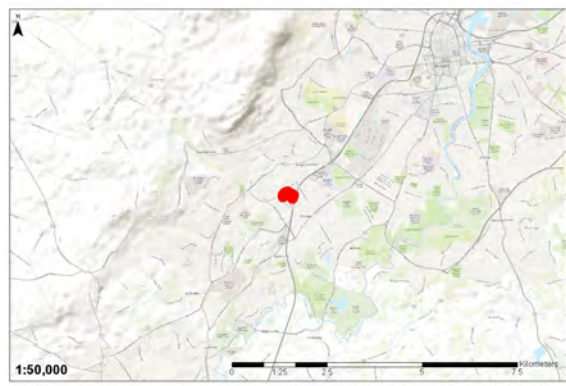
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3174  
**Source:** Housing Monitor  
**HM Ref:** 19680  
**UCS Character Area:** WIDER CITY  
**Address:** ADJACENT TO FORD VISTEON PLANT, FINAGHY ROAD NORTH  
**Postcode:** BT 086  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 2.4514  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 46



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** 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: MINOR  
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: 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: 46

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

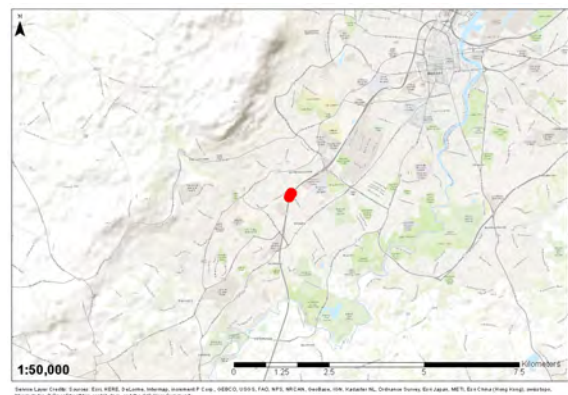
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3175  
**Source:** Housing Monitor  
**HM Ref:** 21482  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT THE JUNCTION OF SERVICE ROAD INTO FORMER  
**Postcode:** BT 086  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1645  
**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:** 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: SIGNIFICANT  
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: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

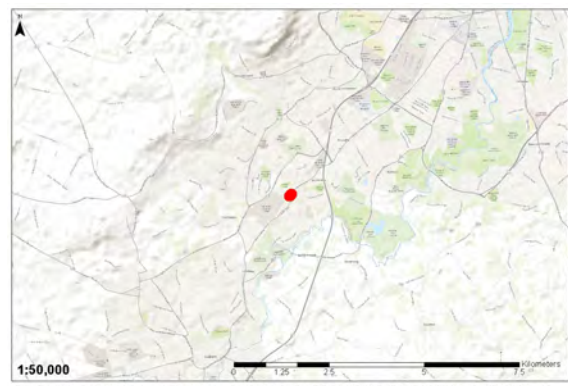
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3177  
**Source:** Housing Monitor  
**HM Ref:** 18354  
**UCS Character Area:** WIDER CITY  
**Address:** 265-267 KINGSWAY  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1974  
**Current Land Use:**  
**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:** 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: 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: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

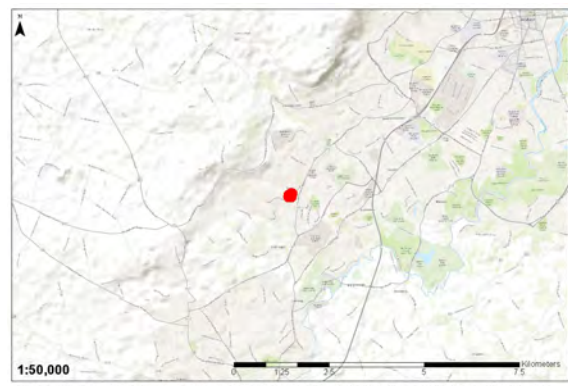
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3178  
**Source:** Housing Monitor  
**HM Ref:** 21078  
**UCS Character Area:** WIDER CITY  
**Address:** FOXES GLEN, OFF STEWARTSTOWN ROAD  
  
**Postcode:** ML 09  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.7037  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 21



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 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: 21

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** 3179

**Source:** Housing Monitor

**HM Ref:** 21330

**UCS Character Area:** STRATEGIC CENTRE

**Address:** 5 MILFORT TERRACE

**Postcode:** BT17

**District Electoral Area:** COLLIN

**Area Working Group:** WEST

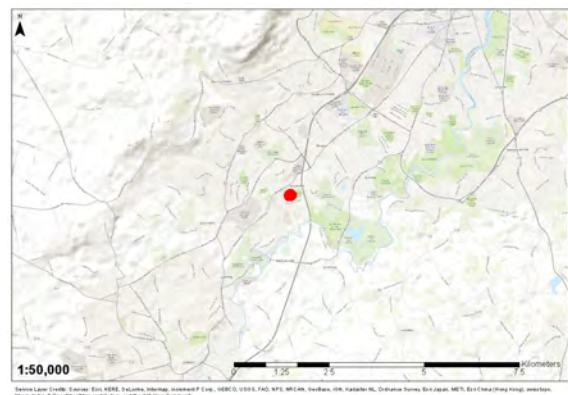
**Site Area (ha):** 0.3524

**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:** 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  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: MINOR  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
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: 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: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

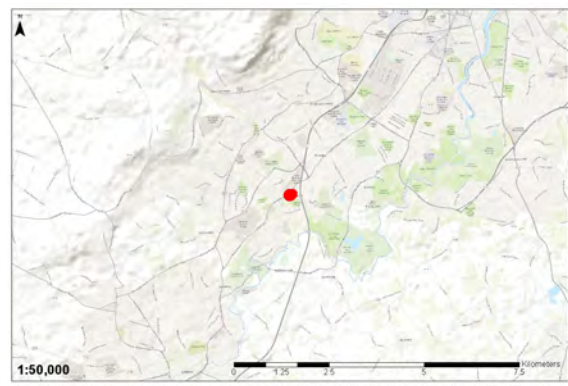
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3180  
**Source:** Housing Monitor  
**HM Ref:** 17179  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 150 - 158 KINGSWAY 11 DUNMURRY LANE  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3747  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 57



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

District Centre: No  
Shopping / 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: CONSIDERABLE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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: 57

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

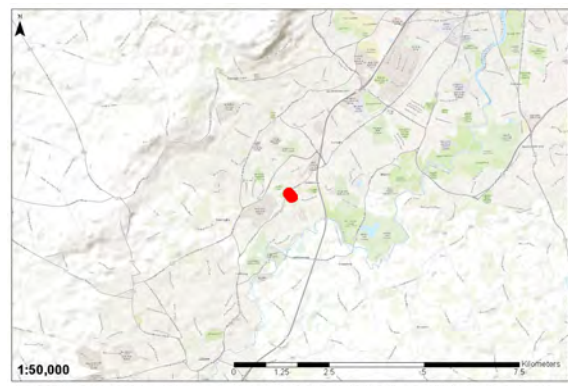
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3182  
**Source:** Housing Monitor  
**HM Ref:** 18667  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 254 KINGSWAY, DUNMURRY  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.6519  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 48



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** 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: 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: 21

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

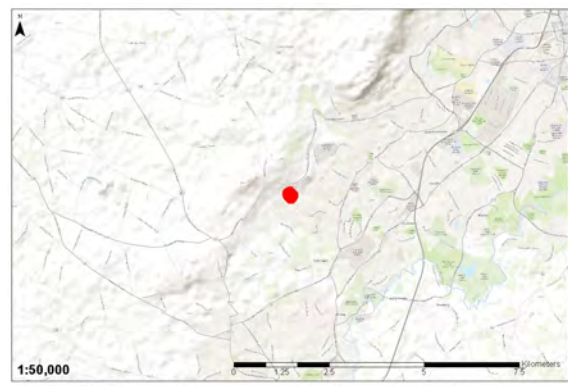
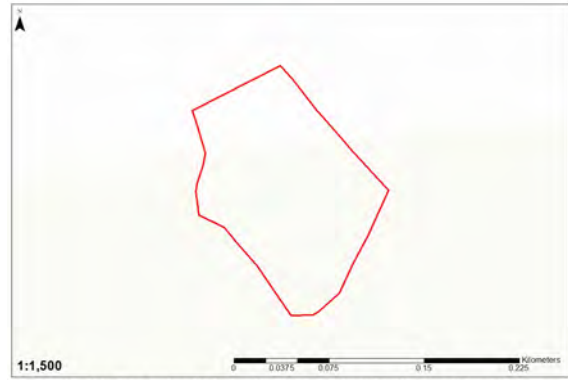
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3184  
**Source:** Housing Monitor  
**HM Ref:** 20976  
**UCS Character Area:** WIDER CITY - OUTSIDE  
**Address:** LAND NORTHWEST OF 32 LAGMORE ROAD  
  
**Postcode:** ML 17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 1.8237  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 28



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** MINOR  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 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: 28

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

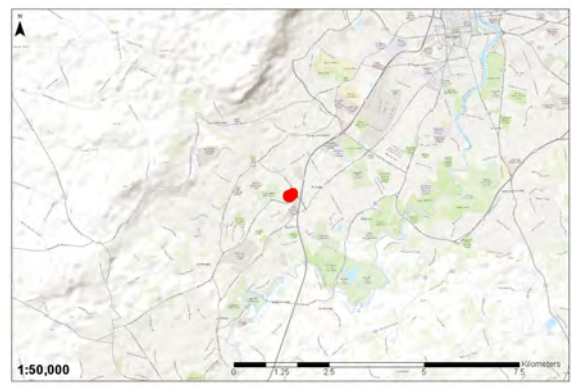
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3185  
**Source:** Housing Monitor  
**HM Ref:** 17158  
**UCS Character Area:** WIDER CITY  
**Address:** GLENDALE HOUSE, THE MANOR  
  
**Postcode:** BT10  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.6253  
**Current Land Use:**  
**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:  
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 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: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

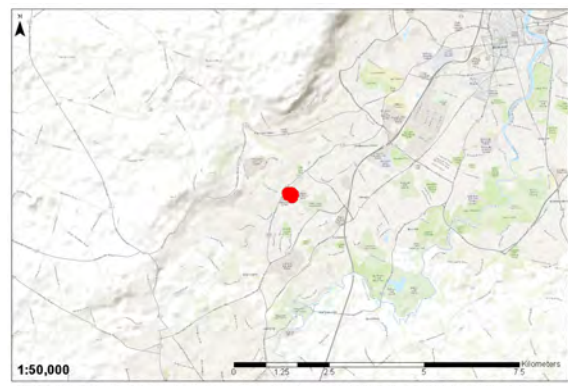
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3186  
**Source:** Housing Monitor  
**HM Ref:** 12565  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LANDS BETWEEN 142-154 UPPER DUNMURRY LANE  
**Postcode:** ML 14  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 1.5621  
**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:** 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: NONE  
Neighbourhood Renewal Area: SERIOUS  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 49

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

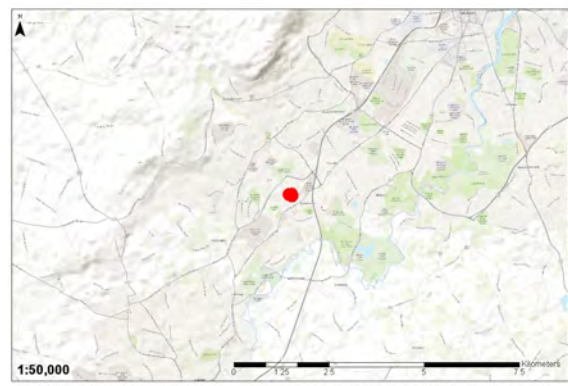
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3188  
**Source:** Housing Monitor  
**HM Ref:** 20646  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** FORMER RMC HOUSE, UPPER DUNMURRY LANE  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.9063  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 47



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 47

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

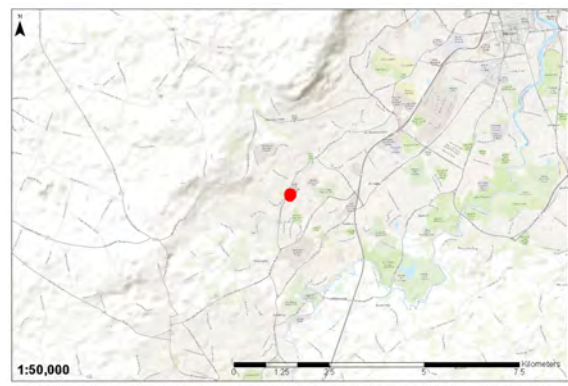
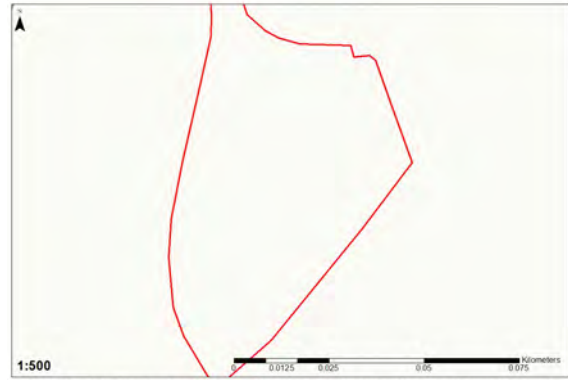
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3195  
**Source:** Housing Monitor  
**HM Ref:** 20854  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LAND AT LAUREL GLEN,  
STEWARTSTOWN ROAD  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3952  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 10



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: Yes  
Shopping / Commerical Area: SIGNIFICANT  
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: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

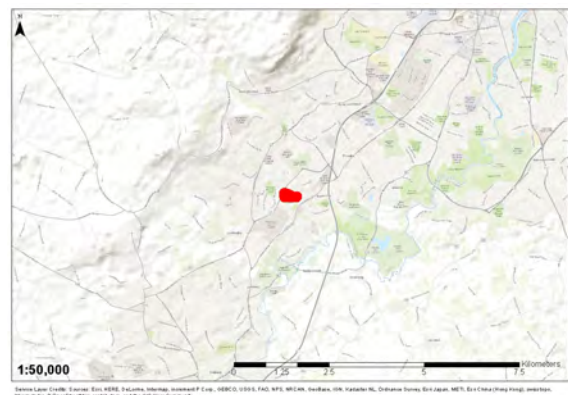
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3196  
**Source:** Housing Monitor  
**HM Ref:** 20857  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO SOUTH OF AREEMA DRIVE  
  
**Postcode:** ML 09  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 1.7642  
**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:** 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  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: SIGNIFICANT  
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: 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: 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: 44

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

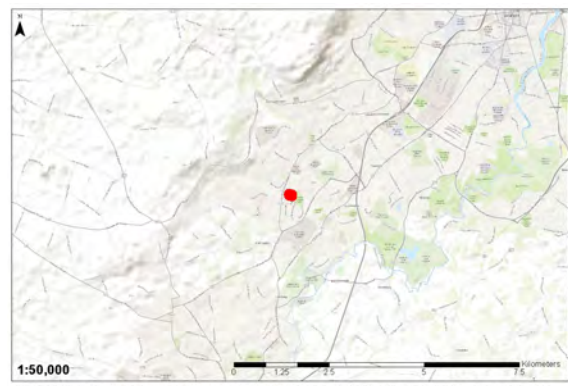
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3198  
**Source:** Housing Monitor  
**HM Ref:** 20856  
**UCS Character Area:** WIDER CITY  
**Address:** LAND AT 1 - 4 JASMINE WAY,  
TWINBROOK  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3144  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 19



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

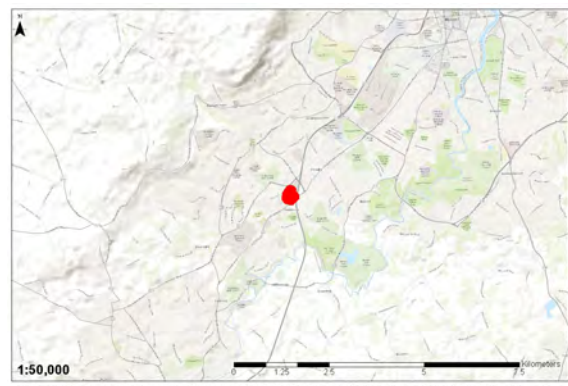
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3201  
**Source:** Housing Monitor  
**HM Ref:** 20837  
**UCS Character Area:** WIDER CITY  
**Address:** 99 KINGSWAY, DUNMURRY  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 2.7159  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 111



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: CONSIDERABLE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 400m+

Highway Access to Site: ADJACENT

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 100-200m

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 111

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

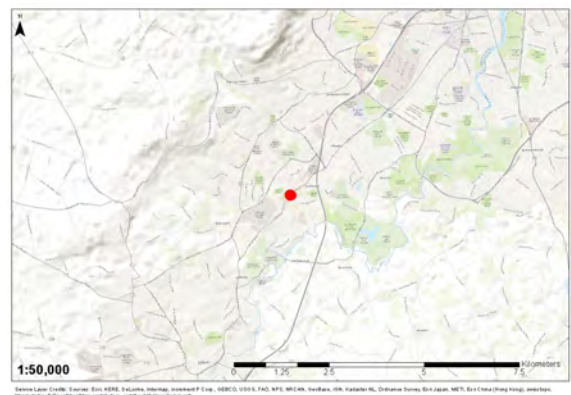
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3203  
**Source:** Housing Monitor  
**HM Ref:** 18670  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 248-250 KINGSWAY, DUNMURRY  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1050  
**Current Land Use:**  
**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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: SERIOUS  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
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

---

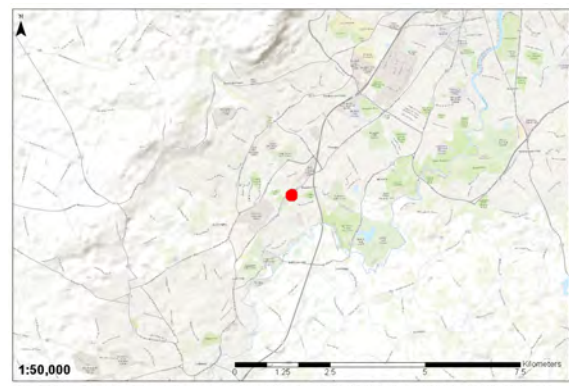
## Yield, Phasing & Type

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** 3204  
**Source:** Housing Monitor  
**HM Ref:** 18100  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LAND ON GLENBURN ROAD  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.2040  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 8



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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: 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

---

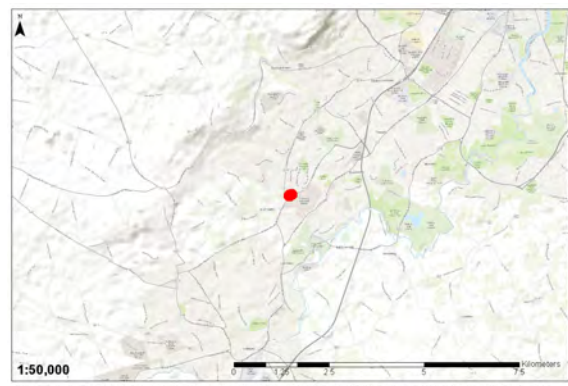
## Yield, Phasing & Type

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** 3205  
**Source:** Housing Monitor  
**HM Ref:** 17237  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO THE REAR OF 54 AND 56 BROOM PARK  
**Postcode:** ML 15  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3354  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 11



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** 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: 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: 11

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

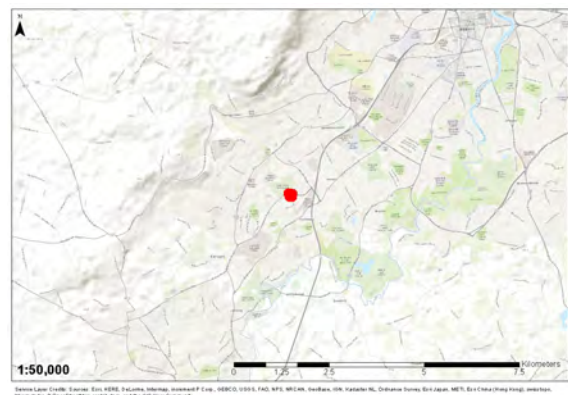
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3207  
**Source:** Housing Monitor  
**HM Ref:** 21077  
**UCS Character Area:** WIDER CITY  
**Address:** LAND WEST OF OLD GOLF COURSE PARK  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.5598  
**Current Land Use:**  
**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:** CONSIDERABLE  
**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: 200-400m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

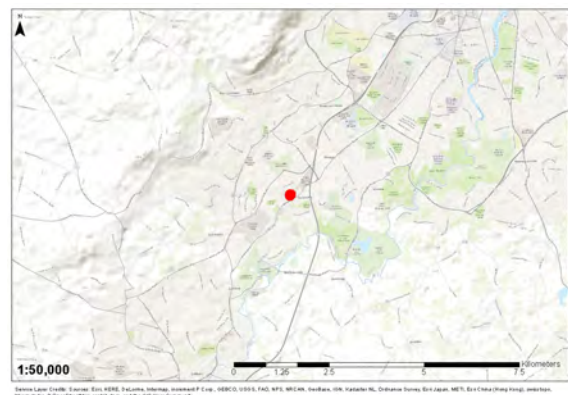
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3208  
**Source:** Housing Monitor  
**HM Ref:** 16530  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 12 - 14 GLEBE ROAD  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.0835  
**Current Land Use:**  
**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 / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: SIGNIFICANT  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 100-200m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## 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:

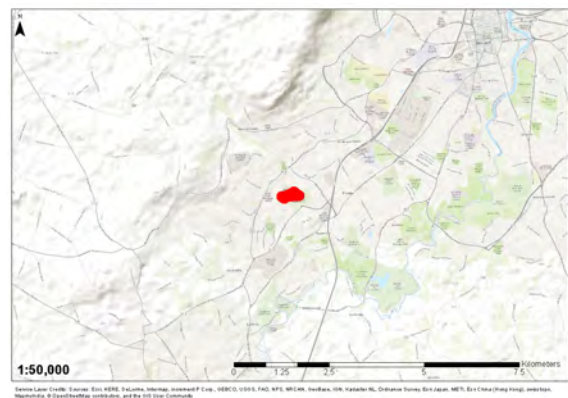
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3217  
**Source:** Housing Monitor  
**HM Ref:** 12566  
**UCS Character Area:** WIDER CITY  
**Address:** VACANT LAND AT KILWEE, UPPER DUNMURRY LANE  
**Postcode:** ML 14  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 2.9735  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 107



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** MINOR  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** MINOR  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 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

---

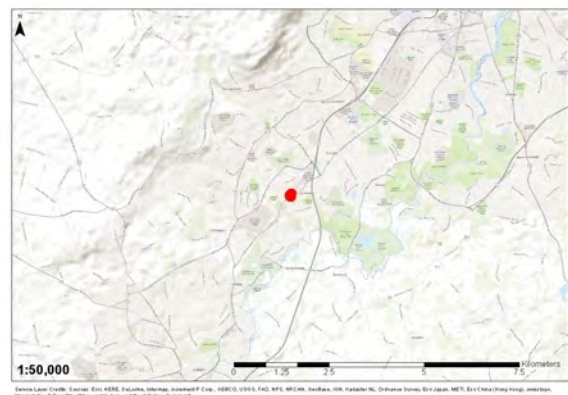
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 107  
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** 3218  
**Source:** Housing Monitor  
**HM Ref:** 20832  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** THE DUNMURRY INN 195 KINGSWAY  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1561  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 10



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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:

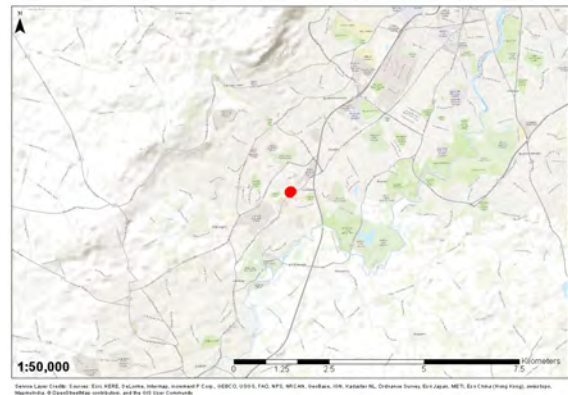
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3221  
**Source:** Housing Monitor  
**HM Ref:** 20641  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LANDS ON ASHLEY PARK - ADJACENT TO AND EAST OF 2 H  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.0789  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 6



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
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

---

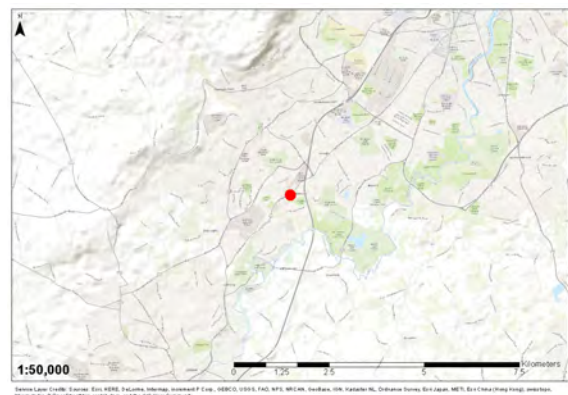
## Yield, Phasing & Type

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** 3222  
**Source:** Housing Monitor  
**HM Ref:** 20643  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 160 - 164 KINGSWAY AND 1 - 3 CHURCH AVENUE  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.0746  
**Current Land Use:**  
  
**Description:**  
  
**Site Capacity:** 14



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

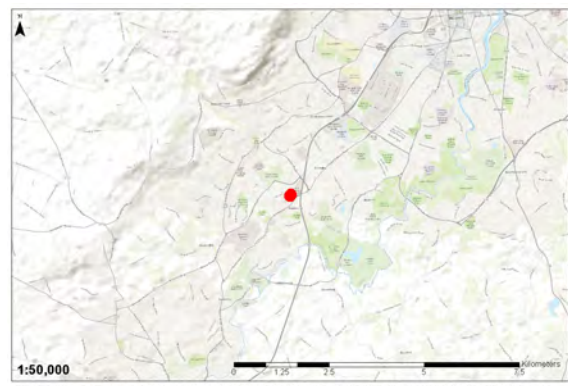
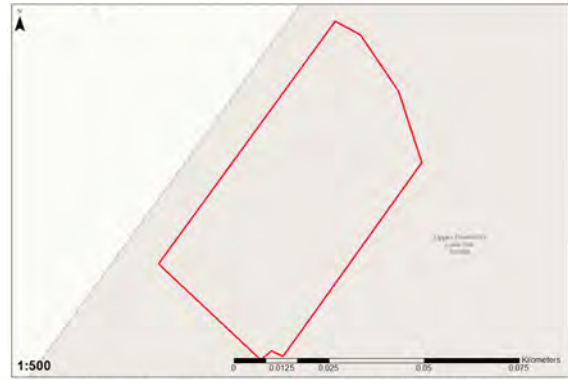
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3223  
**Source:** Housing Monitor  
**HM Ref:** 16646  
**UCS Character Area:** WIDER CITY  
**Address:** 24 BARBOUR GARDENS  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.3064  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 36



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 100-200m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

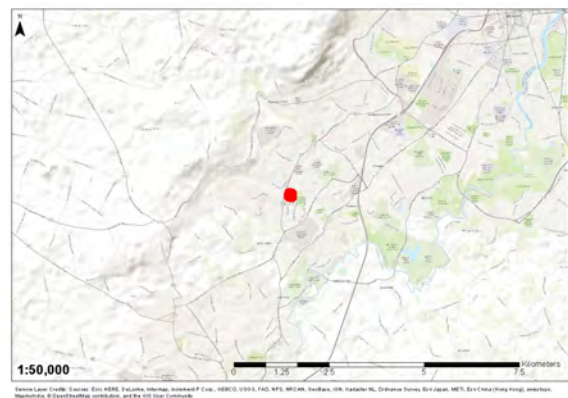
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 3226  
**Source:** Housing Monitor  
**HM Ref:** 21417  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS ADJACENT TO TWINBROOK ROAD & JASMINE WAY, TW  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.7072  
**Current Land Use:**  
**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: 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:

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: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

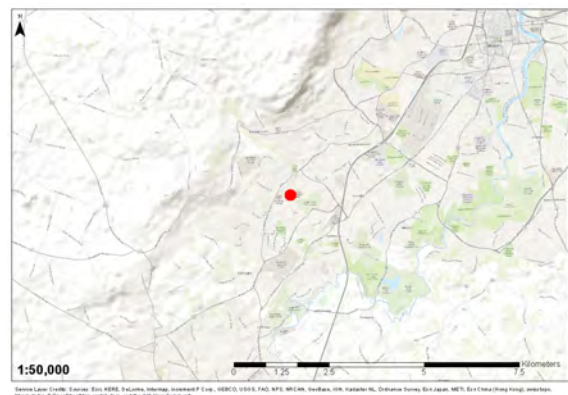
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3227  
**Source:** Housing Monitor  
**HM Ref:** 21418  
**UCS Character Area:** WIDER CITY  
**Address:** 141 - 147 UPPER DUNMURRY LANE  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1479  
**Current Land Use:**  
**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:** MINOR  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 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: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

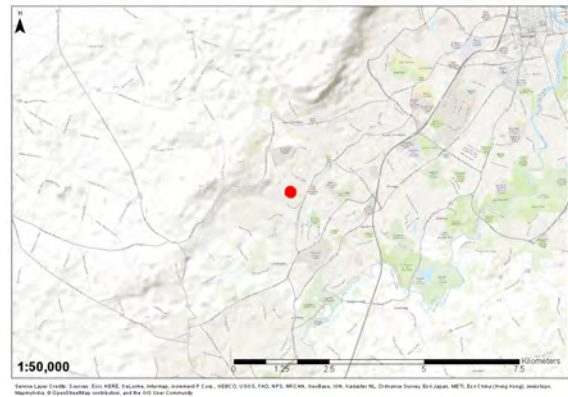
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3228  
**Source:** Housing Monitor  
**HM Ref:** 21412  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT THE JUNCTION OF GLENWOOD GREEN & BELL STE  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.2033  
**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:** 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: 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: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3229

**Source:** Housing Monitor

**HM Ref:** 20257

**UCS Character Area:** WIDER CITY - OUTSIDE

**Address:** SITE EAST OF BALLYGOMARTIN RESERVOIR, BALLYGOMARTI

**Postcode:** BT 134

**District Electoral Area:** COURT

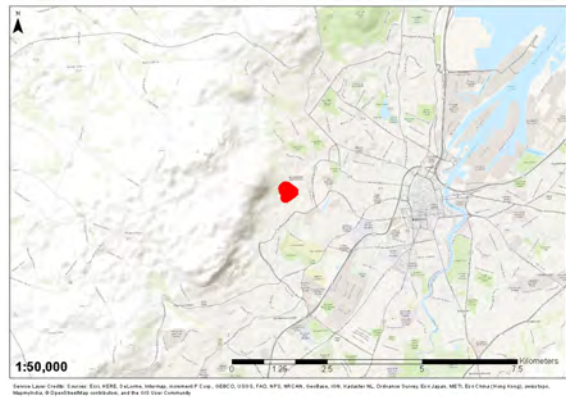
**Area Working Group:** WEST

**Site Area (ha):** 3.7001

**Current Land Use:**

**Description:** LA04/2016/0817/F - Construction of 13 townhouses, associated site works and landscaping.  
Z/2012/0117/RM - Residential development of 123 no. dwellings consisting of semi-detached, townhouses, apartments and associated site works

**Site Capacity:** 144



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2012/0117/RM

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** Yes

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	3.7001

## **Site Suitability Assessment**

District Centre:	No	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:	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:	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 - amended based on planning approval  
**Refined Density Assumption:**  
**Housing Yield:** 144  
**Potential Housing Type:** Semi-Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3230</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	18051
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	LAND AT BEECHMOUNT PASS AND GORTFIN STREET
<b>Postcode:</b>	BT 128
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.1999
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Zoned for housing but no current planning approval in place.
<b>Site Capacity:</b>	17



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1999

## 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:	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		

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## 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		

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## 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

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	17
Potential Housing Type:	Semi-Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

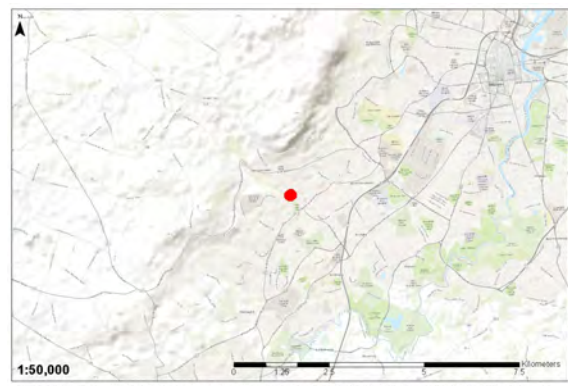
**UCS Unique Ref** 3231  
**Source:** Housing Monitor  
**HM Ref:** 20489  
**UCS Character Area:** WIDER CITY  
**Address:** 6 SUFFOLK ROAD  
  
**Postcode:** ML 09  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.2839  
**Current Land Use:**  
**Description:**



**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:** 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: 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 54

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3233  
**Source:** Housing Monitor  
**HM Ref:** 18689  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 314 RAVENHILL ROAD  
  
**Postcode:** BT6  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 1.3156  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 91



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / 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 FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

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## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 24

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3234  
**Source:** Housing Monitor  
**HM Ref:** 18255  
**UCS Character Area:** WIDER CITY  
**Address:** 95-105 RAVEHILL AVENUE  
  
**Postcode:** BT6  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 0.7877  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 41



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted 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:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: ADJACENT  
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):

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## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

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## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

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## Yield, Phasing & Type

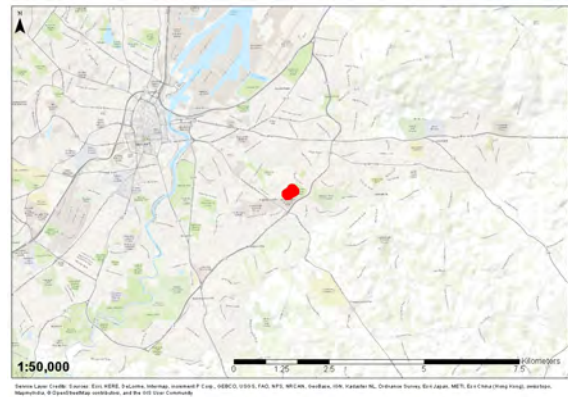
Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 41  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3235  
**Source:** Housing Monitor  
**HM Ref:** 20070  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS TO THE SIDE OF 22 ORBY CLOSE & ORBY DRIVE  
**Postcode:** BT 010/1  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 1.0201  
**Current Land Use:** Vacant site  
**Description:** Land adjacent Orby Close  
  
**Site Capacity:** 25



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Historical HM Ref.  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 1.0201

## Site Suitability Assessment

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:	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:	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		

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## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## 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

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	25
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3236

**Source:** Housing Monitor

**HM Ref:** 21256

**UCS Character Area:** CITY CENTRE

**Address:** ROYAL EXCHANGE (HOUSING)

**Postcode:** BT1

**District Electoral Area:** BOTANIC / CASTLE

**Area Working Group:** SOUTH

**Site Area (ha):** 6.1226

**Current Land Use:** Underutilised site

**Description:** Z/2010/1532/F - Original application - Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2 no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location LA04/2016/2327/F - (current application) - Application to vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology), 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail, offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings

**Site Capacity:** 205



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## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:** Yes

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** Part

**Other use Planning Reference No.:** Z/2010/1532/F

**Other use Proposal Description:**

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## Land Use Zoning

**Employment Zoning:** No

Mixed Zoning: Yes  
Housing Zoning: No

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## **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: 6.1226

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	Minor constraint
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:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	CONSIDERABLE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	SIGNIFICANT	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:	MINOR		
Surface Water:	MINOR		
Topography:	Flat		

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## **Availability**

Planning History:	1. Site has full planning permission for housing	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	Yes
Willing Owner:	Yes		

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## **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

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## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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## **Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 205

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved.

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3239

**Source:** Housing Monitor

**HM Ref:** 21468

**UCS Character Area:** WIDER CITY - OUTSIDE

**Address:** LAND WEST OF MONAGH BY-PASS  
SOUTH OF UPPER SPRINGF

**Postcode:** BT12

**District Electoral Area:** BLACK MOUNTAIN

**Area Working Group:** WEST

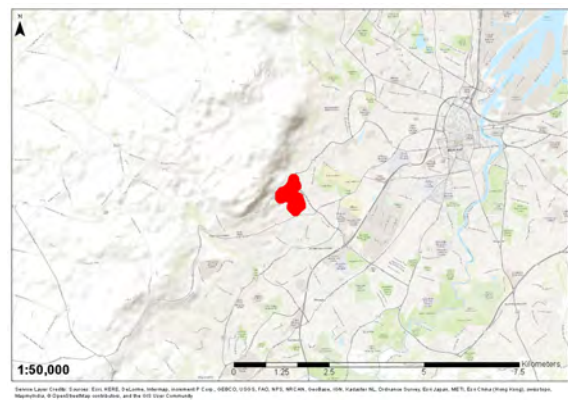
**Site Area (ha):** 11.2255

**Current Land Use:** Vacant site

**Description:** Outline approval granted in Dec 2013 - 10 years to submit RM therefore the application still valid.

Z/2010/1284/O - Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements

**Site Capacity:** 500



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## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2010/1284/O

**Planning granted for employment use:** Yes

**Employment Planning Reference No.:** Z/2010/1284/O

**Employment Planning Proposal Description:** 2000 Light Industrial and 2000 office.

**Planning granted for other land use:** Yes

**Other use Planning Reference No.:** Z/2010/1284/O

**Other use Proposal Description:** Mixed use

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** Yes

**Housing Zoning:** No

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## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	11.2255

## Site Suitability Assessment

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:	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:	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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**

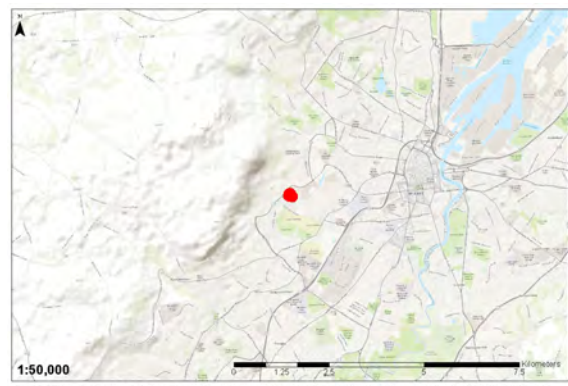
**Housing Yield:** 500  
**Potential Housing Type:** Semi-Detached  
**Employment Density Assumption:** Mixed use site so this is additional employment space.  
**Employment Yield:** 4000.0000  
**Potential Employment Type:** B2  
**Traveller Site:** No  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3241  
**Source:** Housing Monitor  
**HM Ref:** 21557  
**UCS Character Area:** INNER CITY  
**Address:** FORMER ST. BERNADETTE'S PS SITE,  
 GLENANLINA ROAD  
**Postcode:** BT12  
**District Electoral Area:** BLACK MOUNTAIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.8350  
**Current Land Use:** Vacant site  
**Description:** Construction Underway  
 Z/2014/0781/F - Proposed residential  
 development of 25 no two storey houses and  
 2 no.bungalows.  
**Site Capacity:** 27



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0781/F  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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:	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:	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:	27
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3243

**Source:** Housing Monitor

**HM Ref:** 21566

**UCS Character Area:** ARTERIAL ROUTE

**Address:** LANDS AT 336 - 344 OLD PARK ROAD

**Postcode:** BT14

**District Electoral Area:** OLDPARK

**Area Working Group:** NORTH

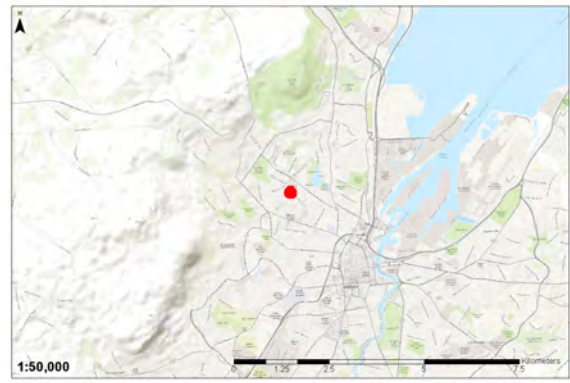
**Site Area (ha):** 0.4718

**Current Land Use:**

**Description:**

**Site Capacity:** 22

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** MINOR

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

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:

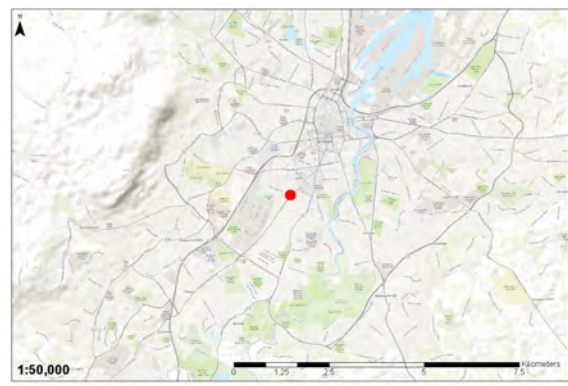
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3244  
**Source:** Housing Monitor  
**HM Ref:** 21562  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 179 & 181 LISBURN ROAD  
  
**Postcode:** BT9  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0253  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: 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: 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** 3248

**Source:** Housing Monitor

**HM Ref:** 21561

**UCS Character Area:** INNER CITY

**Address:** 22 - 28 UNIVERSITY STREET

**Postcode:** BT7

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.0300

**Current Land Use:**

**Description:** LA04/2015/0494/F - Demolition of two storey returns and part interior, Change of use from one HMO house and four flats (two in HMO use) to eighteen (1 Bed) flats including alterations and new three and a half storey extension (amended scheme)

**Site Capacity:** 12



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2015/0494/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.03

## 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:	SIGNIFICANT	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:		Walking Distance to City Centre:	5Min 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:	Expected to cease
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:** 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** 3258

**Source:** Housing Monitor

**HM Ref:** 21565

**UCS Character Area:** INNER CITY

**Address:** 19 - 57 FITZROY AVENUE

**Postcode:** BT7

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 0.0932

**Current Land Use:** Underutilised site

**Description:** Site currently under construction and near complete.

LA04/2015/1227/F - Retention and restoration of façade and demolition of the building to the rear and erection of 15 apartments with access arrangements, parking, landscaping and associated site works

**Site Capacity:** 15



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2015/1227/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0932

## **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:	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:	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:	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

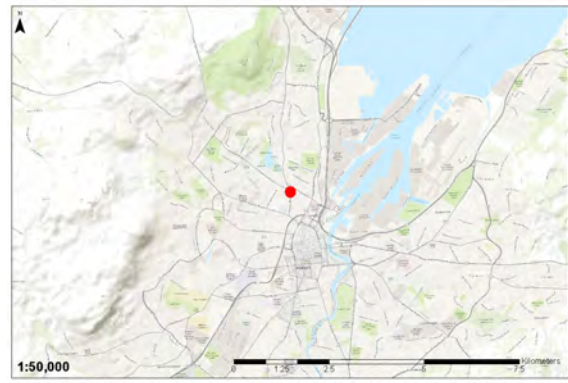
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Approved planning density  
**Refined Density Assumption:**  
**Housing Yield:** 15  
**Potential Housing Type:** Terrace  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3260  
**Source:** Housing Monitor  
**HM Ref:** 21572  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 151 - 167 ANTRIM ROAD & 12 HALLIDAY'S ROAD  
**Postcode:** BT15  
**District Electoral Area:** OLDPARK  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.0827  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 26



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 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

---

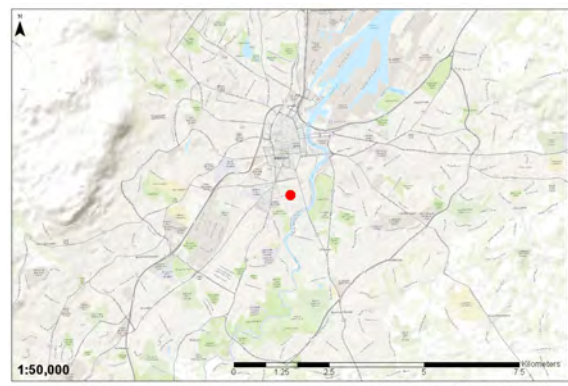
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 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** 3261  
**Source:** Housing Monitor  
**HM Ref:** 21582  
**UCS Character Area:** INNER CITY  
**Address:** 100 UNIVERSITY STREET  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.0144  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: SERIOUS  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

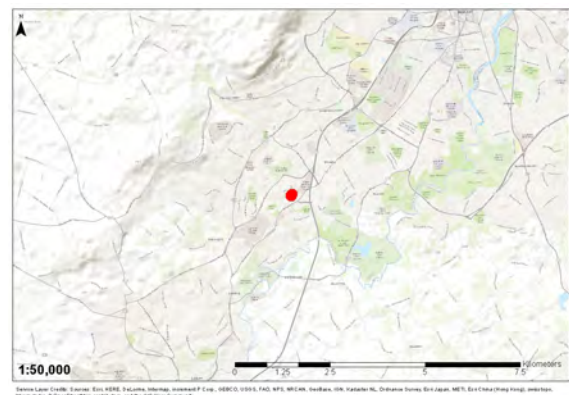
Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 5  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3270  
**Source:** Housing Monitor  
**HM Ref:** 21568  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 35 UPPER DUNMURRY LANE  
  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.1397  
**Current Land Use:**  
**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:  
Listed Building: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

### Site for Sale:

Ownership: Private

### Willing Owner:

### Current Availability:

### Multiple Ownerships:

### Potential for Ransom Strips:

---

## Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

### Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3273</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21574
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	ST THOMAS' HALL 138A LISBURN ROAD
<b>Postcode:</b>	BT9
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.0588
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Z/2013/1482/F - Demolition of existing building and erection of 17 no apartments, associated amenity space and site works (Revised scheme) Site cleared and ready for development.
<b>Site Capacity:</b>	17



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2013/1482/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0588

## Site Suitability Assessment

<b>District Centre:</b>	No	<b>Utilities on Site:</b>	None
<b>Shopping / Commerical Area:</b>	NONE	<b>Known Contamination and Ground Stability Issues:</b>	No
<b>Area of Townscape Character:</b>		<b>Neighbouring Area Characteristics:</b>	Residential
<b>Lagan Valley Regional Park:</b>	NONE	<b>Residential Area Characteristics:</b>	Medium density
<b>LLPA:</b>	NONE	<b>Protected Route:</b>	VERY FAR
<b>Site of Local Nature Conservation Importance:</b>		<b>Distance from Arterial Route:</b>	WITHIN 100m
<b>AQMA:</b>	NONE	<b>Highway Access to Site:</b>	VERY CLOSE
<b>Conservation Area:</b>	SIGNIFICANT	<b>Distance from Bus Stop:</b>	WITHIN 100m
<b>ASSSI:</b>	NONE	<b>Distance from Train Halt:</b>	400m+
<b>Monument Record:</b>	NONE	<b>Cycling Distance to City Centre:</b>	5Min CYCLE
<b>Neighbourhood Renewal Area:</b>		<b>Walking Distance to City Centre:</b>	10Min WALK
<b>Listed Building:</b>	SERIOUS	<b>Enhancements to the Proposed Transport Network (BRT, Road Improvements):</b>	
<b>Tidal Flood Plain:</b>	NONE		
<b>Surface Water:</b>	NONE		
<b>Topography:</b>	Slightly sloping		

---

## Availability

<b>Planning History:</b>	1. Site has full planning permission for housing	<b>Current Availability:</b>	Vacant
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Yes		

---

## Achievability

<b>Market Attractiveness:</b>	Market likely to deliver
<b>Infrastructure Constraints - Waste Water Treatment System:</b>	Current Capacity within system
<b>Infrastructure Constraints - Transport Network:</b>	Network can accommodate new development

---

## Conclusions

<b>Is the Site Suitable?</b>	Housing
<b>Is the Site Available?</b>	Yes
<b>Is the Site Achievable?</b>	Yes

---

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	Approved planning density
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	17
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	
<b>Employment Yield:</b>	
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3274  
**Source:** Housing Monitor  
**HM Ref:** 21555  
**UCS Character Area:** INNER CITY  
**Address:** SITE AT 40 TORRENS CRESCENT  
  
**Postcode:** BT14  
**District Electoral Area:** OLDPARK  
**Area Working Group:** NORTH  
**Site Area (ha):** 0.1527  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
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: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

### Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

### Willing Owner:

### Current Availability:

### Multiple Ownerships:

### Potential for Ransom Strips:

---

## Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

### Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

### Employment Density Assumption:

### Employment Yield:

### Potential Employment Type:

### Traveller Site:

### Phase:

### Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3275

**Source:** Housing Monitor

**HM Ref:** 19144

**UCS Character Area:** WIDER CITY

**Address:** BETWEEN BLACKS ROAD AND FINAGHY ROAD NORTH

**Postcode:** BT11

**District Electoral Area:** COLLIN

**Area Working Group:** WEST

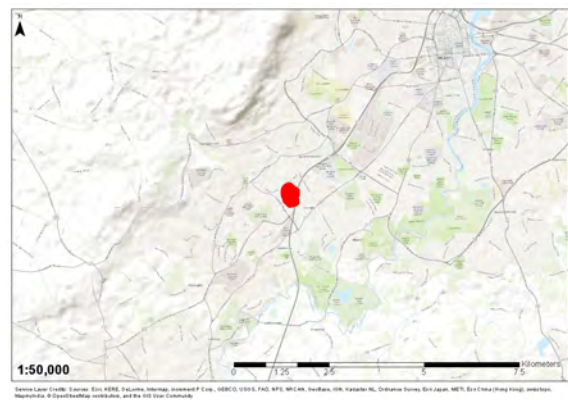
**Site Area (ha):** 6.4810

**Current Land Use:**

**Description:**

**Site Capacity:** 244

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence 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: MINOR  
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: ADJACENT

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 244

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3277</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21591
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	HAMILTON STREET/CATHERINE STREET NORTH
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.4521
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Historical HM ref - no current planning approval on portal. Site has redevelopment potential for much more than 12 units. City Centre density assumption applied.
<b>Site Capacity:</b>	12



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical HM ref.
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4521

## 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:	Commercial
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:	CONSIDERABLE	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:	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:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Unknown	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):	316
Refined Density Assumption:	
Housing Yield:	12
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	17823.0000
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3278

**Source:** Housing Monitor

**HM Ref:** 21592

**UCS Character Area:** STRATEGIC CENTRE

**Address:** LAND AT MONARCH STREET

**Postcode:** BT12

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

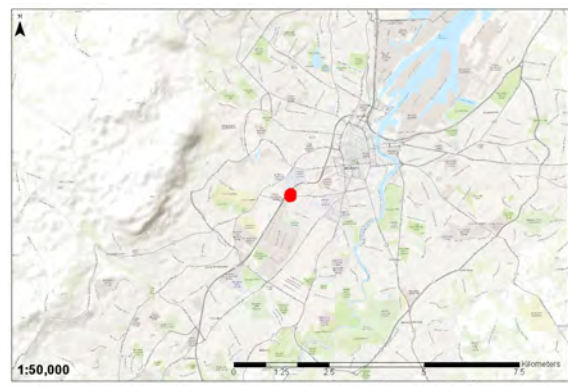
**Site Area (ha):** 0.5219

**Current Land Use:** Vacant site

**Description:** LA04/2015/0598/O - Amended Plans Received: Revised Site Layout Residential development comprising 60no. apartments - WITHDRAWN  
HM ref - land zoned for housing - 13 units appears quite low for the size of the site - Inner City density assumption applied.

**Site Capacity:** 13

---



## Planning History

**Planning granted for residential use:** No

**UCS Residential Planning Reference No.:** App withdrawn.

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** Yes

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	SERIOUS
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.5219

## Site Suitability Assessment

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:	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:	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:	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

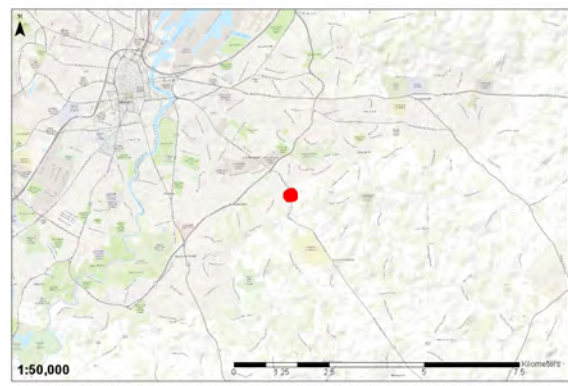
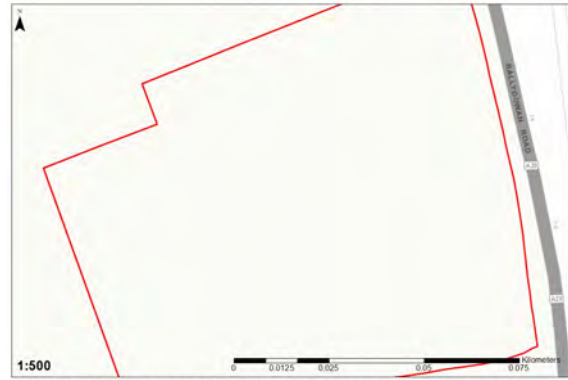
## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Inner City Character (145 dph)  
**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** 3279  
**Source:** Housing Monitor  
**HM Ref:** 21594  
**UCS Character Area:** WIDER CITY - OUTSIDE  
**Address:** LAND AT CHURCH ROAD/BALLYGOWAN ROAD  
**Postcode:** BT 130  
**District Electoral Area:** LISNASHARRAGH  
**Area Working Group:** EAST  
**Site Area (ha):** 1.0306  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 9



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## 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: 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:

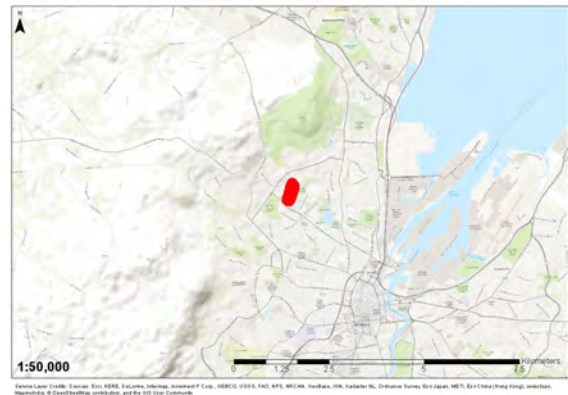
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3280  
**Source:** Housing Monitor  
**HM Ref:** 21593  
**UCS Character Area:** WIDER CITY  
**Address:** LAND AT MARMOUNT GARDENS  
  
**Postcode:** BT 010/2  
**District Electoral Area:** OLDPARK  
**Area Working Group:** NORTH  
**Site Area (ha):** 4.6203  
**Current Land Use:** Vacant site  
  
**Description:** No planning permission. HM ref based on estimate form housing zoning.  
  
**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:** 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:	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:	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:	MINOR	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:		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 estimate (may be conservative)
Refined Density Assumption:	
Housing Yield:	116
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** 3281  
**Source:** Housing Monitor  
**HM Ref:** 21595  
**UCS Character Area:** WIDER CITY  
**Address:** LAND TO THE REAR OF 5-15  
MOTELANDS, OFF OLD HOLYWO  
**Postcode:** BT 133  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 0.6975  
**Current Land Use:** Vacant site  
**Description:** Site currently zoned for housing.  
**Site Capacity:** 18



## 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:** 0.6975

## 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:	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:	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:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	Yes
Willing Owner:			

---

## Achievability

Market Attractiveness:	Market likely to deliver
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?	Yes
Is the Site Achievable?	Yes

---

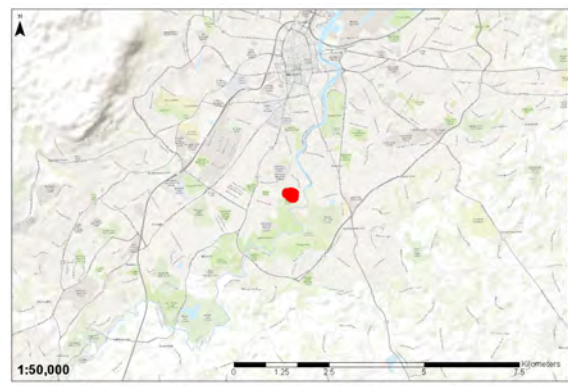
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	18
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3282  
**Source:** Housing Monitor  
**HM Ref:** 21596  
**UCS Character Area:** WIDER CITY  
**Address:** LAND AT KNIGHTSBRIDGE PARK, STRANMILLIS  
**Postcode:** BT 103  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.1542  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 29



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: MINOR  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 200-400m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

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: 29

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3283  
**Source:** Housing Monitor  
**HM Ref:** 21597  
**UCS Character Area:** INNER CITY  
**Address:** 23 AVA AVENUE AND ELGIN COURT  
  
**Postcode:** BT7  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.1869  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 5



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

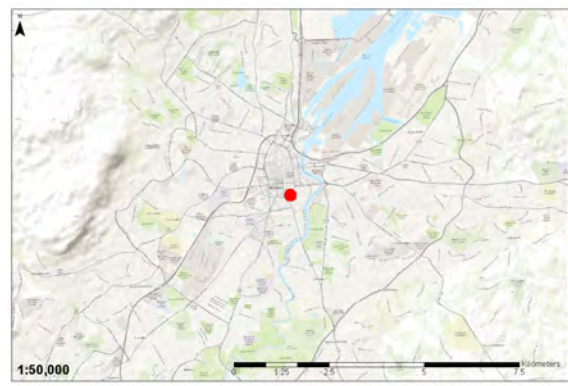
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3284  
**Source:** Housing Monitor  
**HM Ref:** 21598  
**UCS Character Area:** CITY CENTRE  
**Address:** CATHERINE STREET/JOY STREET  
  
**Postcode:** CC 029  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 0.2749  
**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: SIGNIFICANT  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: MINOR  
Tidal Flood Plain: CONSIDERABLE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

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:

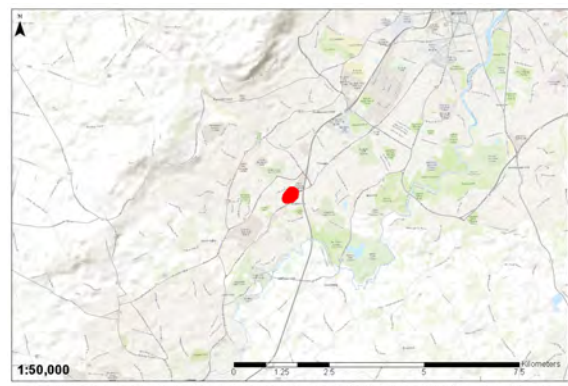
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3285  
**Source:** Housing Monitor  
**HM Ref:** 21600  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LAND AT STATION VIEW/BARBOUR GARDENS  
**Postcode:** BT17  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 1.4907  
**Current Land Use:**  
**Description:**  
**Site Capacity:** 142



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: CONSIDERABLE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: WITHIN 100m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

### Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

### 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: 142

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** 3286

**Source:** Housing Monitor

**HM Ref:** 21599

**UCS Character Area:** CITY CENTRE

**Address:** CROMAC STREET/RAPHAEL STREET

**Postcode:** BT7

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 2.7677

**Current Land Use:** Vacant site

**Description:** Land zoned for social housing however a recent commercial scheme has been approved to the rear of the Lighthouse Building in Cromac Place. Area for commercial scheme has been removed and accounted for under USC ref 3579.

**Site Capacity:** 69



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:** Yes

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** Yes

**Other use Planning Reference No.:** Z/2010/1452/F

**Other use Proposal Description:** Retention of temp surface level car park.

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** Yes

---

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	2.35

## **Site Suitability Assessment**

District Centre:	No	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 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:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
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:	MINOR		
Surface Water:	MINOR		
Topography:	Flat		

---

## **Availability**

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## **Achievability**

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Inner city density applied (145)  
**Refined Density Assumption:**  
**Housing Yield:** 69  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3287  
**Source:** Housing Monitor  
**HM Ref:** 21601  
**UCS Character Area:** CITY CENTRE  
**Address:** TITANIC QUARTER  
  
**Postcode:** BT3  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 70.3016  
**Current Land Use:** Underutilised site

**Description:** This takes account of the Development Framework for Titanic Quarter which considered 3000 units. Complete development at the ARC has been subtracted.

**Site Capacity:** 2637



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:** Yes  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** Yes  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** MINOR  
**Mixed Zoning:** SIGNIFICANT  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
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:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	100-200m
Monument Record:	SIGNIFICANT	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:	CONSIDERABLE		
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:	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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	2637
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	100000.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3288</b>
<b>Source:</b>	Housing Monitor
<b>HM Ref:</b>	21602
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LAND AT SOMERDALE PARK
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.5765
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Zoned for housing but no current planning approval.
<b>Site Capacity:</b>	15



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	Yes

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: MINOR  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: SERIOUS  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: 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: 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: No  
Ownership: Private  
Willing Owner: Unknown  
Current Availability: Vacant  
Multiple Ownerships: No  
Potential for Ransom Strips: No

---

## Achievability

Market Attractiveness: Market likely to deliver  
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system  
Infrastructure Constraints - Transport Network: Network can accommodate new development

---

## Conclusions

Is the Site Suitable? Housing  
Is the Site Available? Yes  
Is the Site Achievable? Yes

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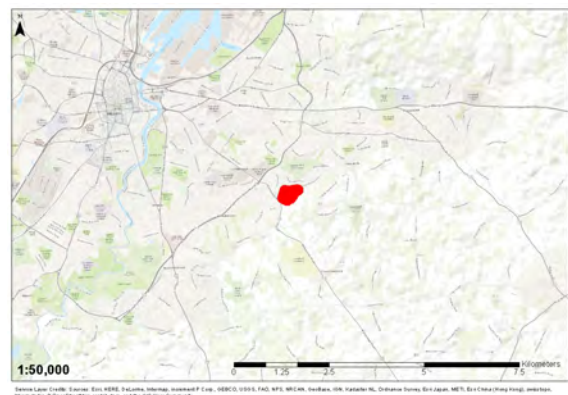
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density  
Refined Density Assumption:  
Housing Yield: 15  
Potential Housing Type: Semi-Detached  
Employment Density Assumption:  
Employment Yield:  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3315  
**Source:** Housing Monitor  
**HM Ref:** 21569  
**UCS Character Area:** WIDER CITY - OUTSIDE  
**Address:** LAND AT LOWER BRANIEL ROAD  
  
**Postcode:** BT 130  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 6.5401  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:** 164



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:**  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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: 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):

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## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 164

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** 3876  
**Source:** Housing Monitor  
**HM Ref:** 21815  
**UCS Character Area:** INNER CITY  
**Address:** FORMER TRAINING GROUND FOR DUNDELA FOOTBALL CLUB SITUATED OPPOSITE 25 - 45 DUNDELA AVENUE EAST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 5.4800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0271/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.297936509304

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: ADJACENT

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3882

**Source:** Housing Monitor

**HM Ref:** 21817

**UCS Character Area:** INNER CITY

**Address:** 22 COLLEGE GARDENS SOUTH OUTER BELFAST CITY

**Postcode:**

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 4.2800

**Current Land Use:**

**Description:**

**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Z/2014/1635/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0450457443998

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: MINOR

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SIGNIFICANT

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3891  
**Source:** Housing Monitor  
**HM Ref:** 21756  
**UCS Character Area:** INNER CITY  
**Address:** 195 TEMPLEMORE AVENUE EAST  
 OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 4.3800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2016/0867/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0278002473507

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: CONSIDERABLE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

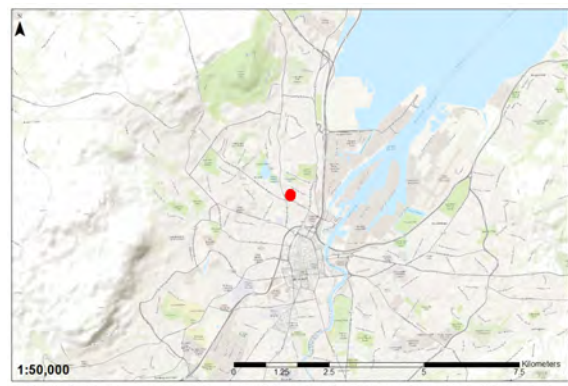
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3892  
**Source:** Housing Monitor  
**HM Ref:** 21781  
**UCS Character Area:** INNER CITY  
**Address:** 102 - 120 HALLIDAYS ROAD NORTH  
 OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** CASTLE  
**Area Working Group:** NORTH  
**Site Area (ha):** 2.3700  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2016/0194/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0668707925018

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

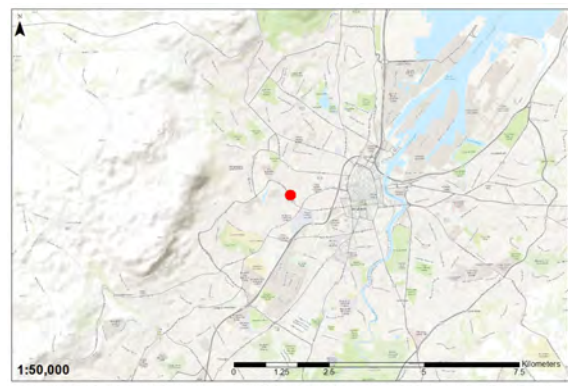
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3893  
**Source:** Housing Monitor  
**HM Ref:** 21779  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 149-153 SPRINGFIELD ROAD WEST  
 OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** COURT  
**Area Working Group:** WEST  
**Site Area (ha):** 7.1100  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/1046/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** MINOR

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0400865249999

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: MINOR

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3894  
**Source:** Housing Monitor  
**HM Ref:** 21775  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 42-48 UPPER NEWTOWNARDS ROAD  
EAST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 28.1700  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/0840/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0222396598508

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: SERIOUS

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

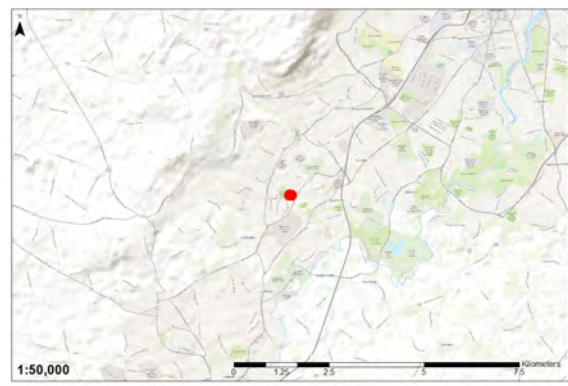
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3897  
**Source:** Housing Monitor  
**HM Ref:** 21808  
**UCS Character Area:** WIDER CITY  
**Address:** 76 SUMMERHILL DRIVE ML 02/06 (PART 2 OF 2) OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 10.6200  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** S/2014/0860/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** SIGNIFICANT

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.142183439998

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3910  
**Source:** Housing Monitor  
**HM Ref:** 21787  
**UCS Character Area:** WIDER CITY  
**Address:** 81 - 85 CHANNING STREET EAST  
 OUTER BELFAST CITY  
  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 4.3800  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/1536/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0128159638506

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3911  
**Source:** Housing Monitor  
**HM Ref:** 21758  
**UCS Character Area:** INNER CITY  
**Address:** NORTH OF / SOUTH OF 41-43 / 45 PARK AVENUE EAST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 28.1700  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/0052/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.339347908246

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: CLOSE

Distance from Arterial Route:

Highway Access to Site: ADJACENT

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple 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: Townhouse

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3913

**Source:** Housing Monitor

**HM Ref:** 21785

**UCS Character Area:** CITY CENTRE

**Address:** DURHAM HOUSE DURHAM STREET  
WEST BELFAST CITY CENTRE

**Postcode:**

**District Electoral Area:** COURT

**Area Working Group:** WEST

**Site Area (ha):** 0.7900

**Current Land Use:**

**Description:**

**Site Capacity:**

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2016/0027/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** MINOR

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0709237130994

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: MINOR

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 34

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

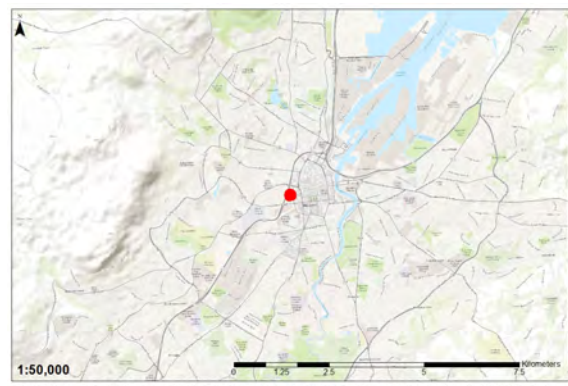
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3916  
**Source:** Housing Monitor  
**HM Ref:** 21745  
**UCS Character Area:** CITY CENTRE  
**Address:** 89 DURHAM STREET WEST BELFAST CITY CENTRE  
**Postcode:**  
**District Electoral Area:** COURT  
**Area Working Group:** WEST  
**Site Area (ha):** 0.7900  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0202/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.348659088397

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: SERIOUS

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: SIGNIFICANT

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3918  
**Source:** Housing Monitor  
**HM Ref:** 21783  
**UCS Character Area:** CITY CENTRE  
**Address:** 122-124 GREAT VICTORIA STREET  
SOUTH BELFAST CITY CENTRE  
**Postcode:**  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 1.1700  
**Current Land Use:**  
**Description:**



**Site Capacity:**

## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/1048/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**



## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0161423457492

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

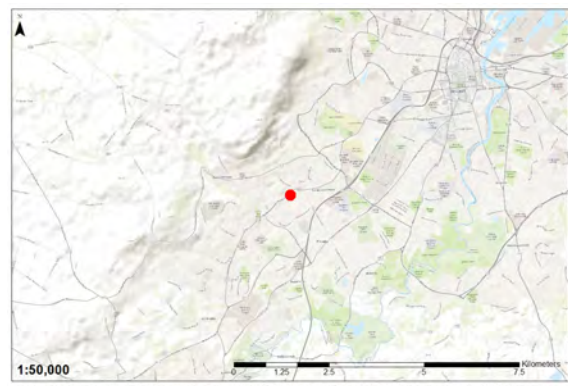
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3919  
**Source:** Housing Monitor  
**HM Ref:** 21809  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 93 HILLHEAD CRESCENT WEST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 1.3700  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/0657/O  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0655596950011

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

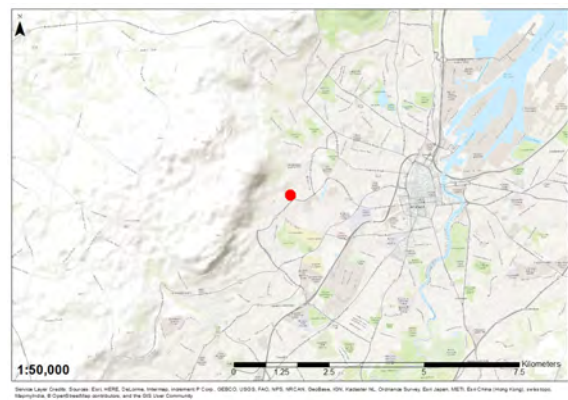
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3923  
**Source:** Housing Monitor  
**HM Ref:** 21802  
**UCS Character Area:** WIDER CITY  
**Address:** FORMER COMMUNITY CENTRE  
 APPROXIMATELY 12 METRES OF 8  
 MOYARD PARK WEST OUTER  
 BELFAST CITY  
**Postcode:**  
**District Electoral Area:** BLACK MOUNTAIN  
**Area Working Group:** WEST  
**Site Area (ha):** 55.8800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2016/1864/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0766693628518

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route:

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 has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

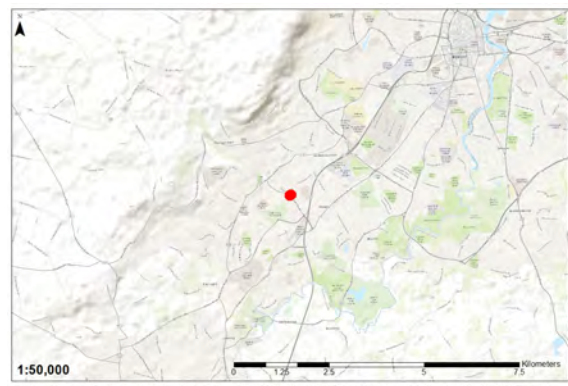
Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3926  
**Source:** Housing Monitor  
**HM Ref:** 21794  
**UCS Character Area:** WIDER CITY  
**Address:** 122 BALCKS ROAD WEST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 6.0800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/1488/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0804348849968

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: 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:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3927

**Source:** Housing Monitor

**HM Ref:** 21788

**UCS Character Area:** INNER CITY

**Address:** LANDS IMMEDIATELY WEST OF / EAST OF 44 / 70 GAINSBOROUGH DRIVE  
NORTH OUTER BELFAST CITY

**Postcode:**

**District Electoral Area:** CASTLE

**Area Working Group:** NORTH

**Site Area (ha):** 8.6100

**Current Land Use:**

**Description:**

**Site Capacity:**

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2015/1521/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** MINOR

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0945592748348

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: CLOSE

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Terrace

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3928

**Source:** Housing Monitor

**HM Ref:** 21778

**UCS Character Area:** ARTERIAL ROUTE

**Address:** LANDS AT BROOKMOUNT STREET  
WEST OUTER BELFAST CITY

**Postcode:**

**District Electoral Area:** COURT

**Area Working Group:** WEST

**Site Area (ha):** 1.5300

**Current Land Use:**

**Description:**

**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2016/0374/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.405732948499

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: ADJACENT

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 20

Potential Housing Type: Terrace

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

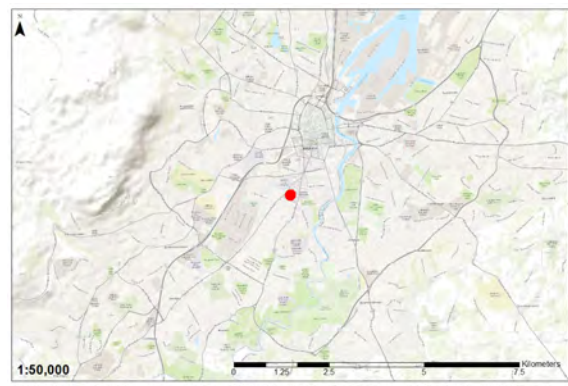
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3929  
**Source:** Housing Monitor  
**HM Ref:** 21816  
**UCS Character Area:** INNER CITY  
**Address:** 22 COLLEGE GARDENS SOUTH OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 4.2800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2015/0019/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0459864866491

## Site Suitability Assessment

District Centre:

Shopping / Commerical Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: MINOR

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNFICIENT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SIGNFICIENT

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: ADJACENT

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements:

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3931

**Source:** Housing Monitor

**HM Ref:** 21761

**UCS Character Area:** CITY CENTRE

**Address:** THE FORMER ST. MALACHY'S CONVENT OF MERCY SUSSEX PLACE AND LANDS ADJACENT TO HAMILTON HOUSE 3 JOY STREET SOUTH BELFAST CITY CENTRE

**Postcode:**

**District Electoral Area:** BOTANIC

**Area Working Group:** SOUTH

**Site Area (ha):** 3.4400

**Current Land Use:**

**Description:**

**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2015/0224/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0305011889995

## Site Suitability Assessment

District Centre:

Shopping / Commerical Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: SIGNIFICANT

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: CITY CENTRE

Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3938

**Source:** Housing Monitor

**HM Ref:** 21755

**UCS Character Area:** ARTERIAL ROUTE

**Address:** 113 EGLANTINE AVENUE SOUTH  
OUTER BELFAST CITY

**Postcode:**

**District Electoral Area:** BOTANIC

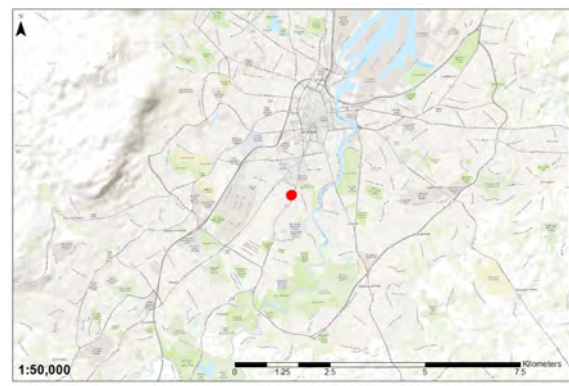
**Area Working Group:** SOUTH

**Site Area (ha):** 49.2800

**Current Land Use:**

**Description:**

**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2016/0899/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0162986137997

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3939  
**Source:** Housing Monitor  
**HM Ref:** 21795  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** MALONE EXCHANGE 226 LISBURN ROAD SOUTH OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** BOTANIC  
**Area Working Group:** SOUTH  
**Site Area (ha):** 20.9200  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** LA04/2015/1425/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** Yes  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.120673907052

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SIGNIFICANT

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 200-400m

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3942  
**Source:** Housing Monitor  
**HM Ref:** 21811  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** 372 NEWTOWNARDS ROAD EAST  
 OUTER BELFAST CITY  
  
**Postcode:**  
**District Electoral Area:** TITANIC  
**Area Working Group:** EAST  
**Site Area (ha):** 28.1700  
**Current Land Use:**  
**Description:**  
  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2015/0282/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** SIGNIFICANT  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0299641760519

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area: NONE

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3946  
**Source:** Housing Monitor  
**HM Ref:** 21810  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** ANSON HOUSE 240 - 242 UPPER NEWTOWNARDS ROAD EAST OUTER BELFAST CITY  
**Postcode:**  
**District Electoral Area:** ORMISTON  
**Area Working Group:** EAST  
**Site Area (ha):** 5.4800  
**Current Land Use:**  
**Description:**  
**Site Capacity:**



## Planning History

**Planning granted for residential use:** Yes  
**UCS Residential Planning Reference No.:** Z/2014/1141/F  
**Planning granted for employment use:**  
**Employment Planning Reference No.:** NONE  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:**  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** NONE  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:**  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0799335553024

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: CONSIDERABLE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: CONSIDERABLE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Min CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple 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: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3948

**Source:** Housing Monitor

**HM Ref:** 21798

**UCS Character Area:** WIDER CITY

**Address:** 54 - 60 WHITEWELL ROAD NORTH  
OUTER BELFAST CITY

**Postcode:**

**District Electoral Area:** CASTLE

**Area Working Group:** NORTH

**Site Area (ha):** 26.5200

**Current Land Use:**

**Description:**

**Site Capacity:**

---



## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2016/1491/F

**Planning granted for employment use:**

**Employment Planning Reference No.:** NONE

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** MINOR

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0830884513508

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: NONE

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: NONE

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Site has planning permission for housing

Site for Sale:

Ownership:

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A

Employment Yield: 0.0000

Potential Employment Type: N/A

Traveller Site:

Phase:

Comments: