Housing Monitor

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2299

Source: Housing Monitor

HM Ref: 20158

UCS Character Area: STRATEGIC CENTRE

346-350 NEWTOWNARDS ROAD Address:

Postcode: District Electoral Area: TITANIC Area Working Group: EAST Site Area (ha): 0.0319

Current Land Use: Underutilised site

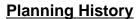
Demolition of existing building and erection of proposed retail unit to ground floor with a total of eight apartments to first, second and third Description:

floor. Renewal of existing approval

Yes

Z/2007/1355/F

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2007/1355/F

Planning granted for employment use:

Z/2007/1355/F **Employment Planning Reference No.:**

Employment Planning Proposal Description:

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





Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for

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

District Centre: No Utilities on Site: Major constraint

Shopping / Commerical Area: NONE Known Contamination and Ground Ye

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Residential Area Characteristics: Medium density

Site of Local Nature Conservation
Importance:
Protected Route: FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m Conservation Area: NONE Highway Access to Site: VERY CLOSE ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

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: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

4/19/2018 9:43:46 AM

Potential Employment Type:

Traveller Site: No

Phase: Comments:

Ref: 2299

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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

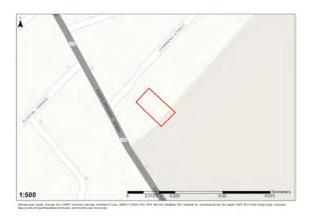
Area Working Group: EAST

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:46:06 AM Ref: 2300 Page 2 of 2

Site Information

UCS Unique Ref 2302

Source: Housing Monitor

HM Ref: 20187 **UCS Character Area: INNER CITY**

13 CONNSBROOK AVENUE Address:

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

Current Land Use:

Demolition of 13 Connsbrook Avenue and erection of 12 apartments [9 1 bed and 3 2 Description:

bed] with associated parking

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2015/0211/F

Planning granted for employment use: No

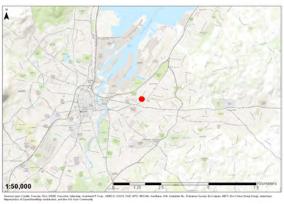
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning: No Mixed Zoning: Nο **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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

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

Area of Townscape Character:

Lagan Valley Regional Park: **Neighbouring Area Characteristics:** NONE

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

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

No Site for Sale: **Multiple Ownerships:** Yes Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 11

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

4/19/2018 9:38:33 AM Ref: 2302 Page 2 of 2

Site Information

UCS Unique Ref 2304

Source: Housing Monitor

HM Ref: 12257
UCS Character Area: INNER CITY

Address: 33-63 PALMERSTON ROAD

Postcode: BHA 12
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.3202

Current Land Use: Underutilised site

Description: Site comprising backlands of established

residential dwellings

Site Capacity: 10



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical HM Ref.

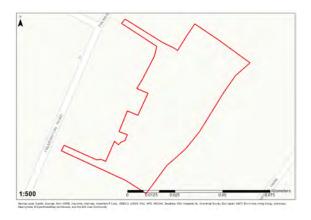
Planning granted for employment use: No

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.3202

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Protected Route:

Medium density

CLOSE

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Steeply sloping

Availability

Importance:

 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:

Site Information

UCS Unique Ref 2305

Source: Housing Monitor

HM Ref: 21064 **UCS Character Area:** WIDER CITY

LAND BETWEEN 261-287A Address:

BEERSBRIDGE ROAD

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1987

Current Land Use:

Description:

7 Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA:NONEDistance from Arterial Route:200-400mConservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:51:14 AM Ref: 2305 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 CITY CENTRE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

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: 56

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:29 AM Ref: 2306 Page 2 of 2

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

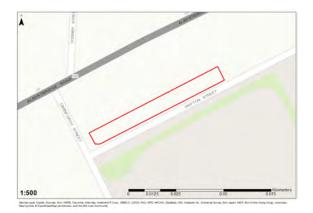
Area Working Group: EAST

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Residential Area Characteristics:

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

10Min WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:50:56 AM Ref: 2307 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:46:58 AM Ref: 2308 Page 2 of 2

Site Information

UCS Unique Ref 2314

Source: Housing Monitor

HM Ref: 20293 **UCS Character Area: INNER CITY**

BRYSON ENTERPRISE CENTRE 1A Address:

BRYSON STREET

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1490 **Current Land Use:** Vacant site

Planning Permission granted for construction of 11No. dwellings. LA04/2015/1165/F Description:

Site Capacity: 11





Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: LA04/2015/1165/F

No Planning granted for employment use:

Employment Planning Reference No.:

Employment 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: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

Site of Local Nature Conservation No

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commercial Area:
 No
 Known Contamination and Ground
 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: No Neighbouring Area Characteristics: Residential

LPA: No

Residential Area Characteristics: Medium density

Importance: Protected Route: CLOSE

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: 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

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History:1. Site has full planning permission for housingCurrent Availability:VacantSite for Sale:YesMultiple 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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2317

Source: Housing Monitor

HM Ref: 20319 **UCS Character Area:** INNER CITY

25 PALMERSTON ROAD Address:

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST 0.0764 Site Area (ha):

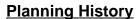
Current Land Use:

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

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

increase in numbers)

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2015/0291/F

Planning granted for employment use:

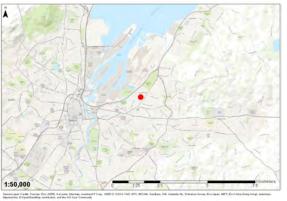
Employment Planning Reference No.:

Employment 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 NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.0764

Site Suitability Assessment

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: CLOSE 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 10Min CYCLE

Cycling Distance to City Centre: Neighbourhood Renewal Area:

Walking Distance to City Centre: 10Mins+ WALK **Listed Building:** NONE

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat Topography:

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

Site for Sale: No Multiple Ownerships: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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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:	

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Site Information

UCS Unique Ref 2318

Source: Housing Monitor

HM Ref: 20197 **UCS Character Area: INNER CITY**

5A INVERARY DRIVE Address:

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.0694

Current Land Use:

Description: Current detached two storey dwelling with

poential to deliver higher density in future.

Site Capacity: 9



Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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





Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

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: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT Transport Network (BRT, Road

Surface Water: CONSIDERABLE Improvements:

Topography:

Availability

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

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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477

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2321

Source: Housing Monitor

HM Ref: 20098

UCS Character Area: ARTERIAL ROUTE

Address: 156-160 RAVENHILL ROAD

Postcode: BT6

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0262

Current Land Use:

Description:

Site Capacity: 9





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2324

Source: Housing Monitor

HM Ref: 18211

UCS Character Area: ARTERIAL ROUTE

160-220 CASTLEREAGH ROAD Address:

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 2.5483

Current Land Use:

Site currently comprises Tesco Superstore and would have to negotiate in furture for Description:

additional residential units.

Site Capacity: 183

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

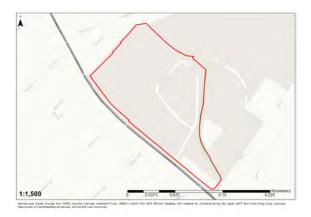
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

NONE

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** 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: 2.5483

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: 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 10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Residential Area Characteristics:

Protected Route:

Medium density

VFRY FAR

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

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: Nο

Phase: Comments:

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Site Information

UCS Unique Ref 2328

Source: Housing Monitor

HM Ref: 12351

UCS Character Area: ARTERIAL ROUTE

107-109 WOODSTOCK ROAD Address:

Postcode: BT6 **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.0363

Current Land Use:

Description:

Site Capacity: 15





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

5Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2331

Source: Housing Monitor

HM Ref: 13266

UCS Character Area: STRATEGIC CENTRE

Address: 39 - 51 BLOOMFIELD AVENUE

Postcode: BT5

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0372

Current Land Use: Underutilised site

Description: Site comprised two storey unit with retail units at ground florr and oficethroughout first floor.

The site has the potential to deliver a higher residential capacity within the plan period.

Site Capacity: 6





Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.: Historical HM. ref.

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

alternative use:
Historic Park, Garden and Demesne:

NONE

Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE

 Land identified for Health Use:
 NONE

 River (Fluvial) Floodplain:
 MINOR

 Special Protection Area:
 NONE

 RAMSAR:
 NONE

Site Retained for further assessment: Yes
Size of Site Retained: 0.0372

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District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Multiple Ownerships: No Site for Sale: Yes **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

4/19/2018 9:44:19 AM Ref: 2331 Page 2 of 2

Site Information

UCS Unique Ref 2334

Source: Housing Monitor

HM Ref: 19526

UCS Character Area: ARTERIAL ROUTE

Address: 164-166 RAVENHILL ROAD

Postcode: BT6

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0139

Current Land Use:

Description:

Site Capacity: 6





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2335

Source: Housing Monitor

HM Ref: 20333

UCS Character Area: ARTERIAL ROUTE

Address: THE MOUNT 2 WOODSTOCK LINK

Postcode: BT 125

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.1124

Current Land Use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

5Min WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2336

Source: Housing Monitor

HM Ref: 19879

UCS Character Area: CITY CENTRE

Address: SITE AT BRIDGE END / STATION

STREET

Postcode: BT3

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.1709

Current Land Use:

Description:

Site Capacity: 175





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 MINOR
 Cycling Distance to City Centre:
 CITY CENTRE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 175

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2337

Source: Housing Monitor

HM Ref: 20347

UCS Character Area: ARTERIAL ROUTE

Address: UNITS 70 & 71 143-147 CASTLEREAGH

ROAD

Postcode: BT5 / BT6

District Electoral Area: TITANIC

Area Working Group: EAST

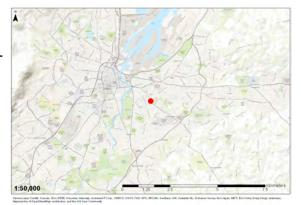
Site Area (ha): 0.0366

Current Land Use:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2339

Source: Housing Monitor

HM Ref: 20334

UCS Character Area: ARTERIAL ROUTE

Address: THE MOUNT 2 WOODSTOCK LINK

Postcode: BT5

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0786

Current Land Use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: NONE Improvements:

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: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

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: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2342

Source: Housing Monitor

HM Ref: 20153

UCS Character Area: ARTERIAL ROUTE

Address: 125-139 NEWTOWNARDS ROAD

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0466

Current Land Use: Underutilised site

Description: 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.

Site Capacity: 12

Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

alternative use:

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0466

District Centre: Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE **Highway Access to Site:** VERY CLOSE 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

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

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: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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Site Information

UCS Unique Ref 2346

Source: Housing Monitor

HM Ref: 20336 **UCS Character Area:** INNER CITY

5-7 CALVIN STREET Address:

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1041

Current Land Use: Underutilised site

Land currently comprises underperforming land plots in relation to their residential Description:

capacity.

Site Capacity: 10



Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

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

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Importance:

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 CONSIDERABLE
 Walking Distance to City Centre:
 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography: Flat

Availability

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

Residential Area Characteristics:

Protected Route:

Medium density

VERY FAR

 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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY FAR

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

<u>Availability</u>

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:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Min WALK

Listed Building: NONE Walking Distance to City Centre: 10Min WALk

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2349

Source: Housing Monitor

HM Ref: 19553 **UCS Character Area:** INNER CITY

57-63 TEMPLEMORE AVENUE Address:

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

Description:

Site resides at corner of Madrid St and Templemore Avenue and is currently a vacant

plot of land.

Site Capacity: 8



Planning granted for residential use:

UCS Residential Planning Reference No.: Historical Application

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

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

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Residential Area Characteristics:

Protected Route:

Medium density

FAR

Listed Building: MINOR Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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

Fubile Sector (DSD/BCC/MITE)

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:

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Site Information

UCS Unique Ref 2352

Source: Housing Monitor

HM Ref: 21062

UCS Character Area: CITY CENTRE

Address: FORMER SIROCCO WORKS, SHORT

STRAND

Postcode: BT 125

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 4.0931

Current Land Use:

Description:

Site Capacity: 102





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m

Monument Record: SIGNFICIANT **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: MINOR Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 102

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2355

Source: Housing Monitor

HM Ref: 20318
UCS Character Area: INNER CITY

Address: 17 & 19 LARKFIELD ROAD

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.1021

Current Land Use:

Description: Current residential dwelling on site.

Site Capacity: 7





Planning History

Planning granted for residential use: Ye

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:NoMixed Zoning:NoHousing 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: Protected Route:

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

CLOSE

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: CONSIDERABLE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Infrastructure Constraints - Waste Water Treatment System:

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2357

Source: Housing Monitor

HM Ref: 20798

UCS Character Area: ARTERIAL ROUTE

BRIDGE HOUSE 166, 168,170 + 172 Address:

ALBERTBRIDGE ROAD

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1957

Current Land Use: Underutilised site

Description:

Site compises 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

Site Capacity:



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:**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

NONE

Urban Landscape Wedge:

NONE NONE

Area of Existing Open Space: **Potential Open Space:**

Historic Park, Garden and Demesne:

NONE

Land identified for Health Use:

NONE

River (Fluvial) Floodplain:

NONE

Special Protection Area:

NONE

RAMSAR:

NONE

Site Retained for further assessment:

Yes

Size of Site Retained:

Site Suitability Assessment

District Centre:

Utilities on Site:

None

Shopping / Commerical Area: Area of Townscape Character:

Site of Local Nature Conservation

NONE

Known Contamination and Ground

Stability Issues:

Lagan Valley Regional Park:

NONE

Neighbouring Area Characteristics: Residential

NONE

Residential Area Characteristics:

Medium density

FAR

Importance:

Protected Route:

WITHIN 100m

AQMA: **Conservation Area:** NONE

Distance from Arterial Route:

NONE

Highway Access to Site:

VERY CLOSE

ASSSI:

NONE

Distance from Bus Stop:

WITHIN 100m

Monument Record:

NONE

Distance from Train Halt:

400m+

Neighbourhood Renewal Area:

NONE

Cycling Distance to City Centre:

5Min CYCLE

5Min WALK

No

Listed Building:

CONSIDERABLE

Walking Distance to City Centre:

Tidal Flood Plain:

NONE MINOR

Flat

Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: Topography:

Improvements:

Availability

Planning History:

Current Availability:

Ongoing use not expected to cease

Site for Sale:

No

Multiple Ownerships:

Yes

Ownership:

Private

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? Is the Site Available? Housing

Is the Site Achievable?

Yes Yes

Yield, Phasing & Type

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

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

Site Information

UCS Unique Ref 2358

Source: Housing Monitor

HM Ref: 19613

UCS Character Area: STRATEGIC CENTRE

Address: 24-40 UPPER NEWTOWNARDS ROAD

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0367

Current Land Use: Underutilised site

Description:Conversion to 7 No apartments, new frontage, alterations to rear extensions and provision of

rear terrace at first floor level.

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2015/0840/F

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing 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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Commercial NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR

Importance: **Distance from Arterial Route:** WITHIN 100m AQMA: NONE

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 400m+

Distance from Train Halt: Monument Record: NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: **SERIOUS** 10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Potential for Ransom Strips: No Ownership: Yes

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2361

Source: Housing Monitor

HM Ref: 20200

ARTERIAL ROUTE **UCS Character Area:**

182 & 184 HOLYWOOD ROAD Address:

Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1201

Current Land Use:

Description: Site currently comprises two storey residential

Site Capacity: 8



Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Historical HM Ref.

Planning granted for employment use: **Employment Planning Reference No.:**

Employment Planning Proposal Description:

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



Land Use Zoning

Employment Zoning: No Mixed Zoning: Nο **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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2364

Source: Housing Monitor

HM Ref: 20222

UCS Character Area: ARTERIAL ROUTE

104-110 UPPER NEWTOWNARDS ROAD Address:

Postcode: **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:

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 NONE Mixed Zoning: **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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

ASSSI: NONE Distance from Bus Stop: WITHIN 10

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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: SIGNFICIANT
Housing Zoning: NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** SIGNFICIANT

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

5Min WALK

Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SERIOUS Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 388

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2367

Source: Housing Monitor

HM Ref: 12053

CITY CENTRE **UCS Character Area:**

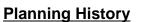
7-9 RAVENHILL ROAD Address:

Postcode: BT6 **District Electoral Area:** TITANIC Area Working Group: EAST 0.0353 Site Area (ha):

Current Land Use:

Description:

Site Capacity: 12



Planning granted for residential use: Yes

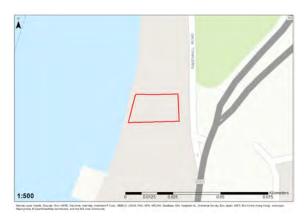
UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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





Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Size of Site Retained:

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

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District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: MINOR VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Residential Area Characteristics:

Walking Distance to City Centre:

CITY CENTRE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

Enhancements to the Proposed SERIOUS Tidal Flood Plain:

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

NONE

Availability

Listed Building:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2368

Source: Housing Monitor

HM Ref: 18060 **UCS Character Area: INNER CITY**

LAND AT BENDIGO STREET, Address:

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

NONE

Availability

Monument Record:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: CLOSE Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record: SERIOUS**

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: MINOR Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 266

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2375

Source: Housing Monitor

HM Ref: 21469

UCS Character Area: CITY CENTRE

QUEEN'S QUAY, LANDS BESIDE M3 AND ODYSSEY BUILDING Address:

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: **ADJACENT** Importance:

Residential Area Characteristics:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed CONSIDERABLE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 798

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2376

Source: Housing Monitor

HM Ref: 21455

UCS Character Area: ARTERIAL ROUTE

WESTNOURNE PRESBYTERIAN Address:

CHURCH, LOWER NEWTOWNARDS

Postcode: BT4 / BT5 **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1967

Current Land Use: Underutilised site

Description: Site resides within boundary of Westbourne

Pres. Church. Planning application for 6 dwellings on site of old church halls. - Z/2012/1424/LBC

Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2012/1424/LBC

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Lagan Valley Regional Park: **Neighbouring Area Characteristics:** NONE

NONE

Site of Local Nature Conservation Protected Route: CLOSE

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Residential Area Characteristics:

Listed Building: SIGNFICIANT Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

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

Potential for Ransom Strips: No Ownership: Private Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2378

Source: Housing Monitor

HM Ref: 21506

ARTERIAL ROUTE **UCS Character Area:**

243 -245 WOODSTOCK ROAD Address:

Postcode: **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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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 10Min WALK Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2379

Source: Housing Monitor

HM Ref: 21508 **UCS Character Area:** WIDER CITY

LANDS AT THE CORNER OF GROVE Address:

STREET EAST AND FASHO

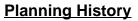
Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 0.1889 **Current Land Use:** Vacant site

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:



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:**

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 NONE **Special Protection Area:** NONE RAMSAR: 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
 No

Area of Townscape Character: Stability Issues:

No

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Importance:

Residential Area Characteristics: Medium density

Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

urrace water: MINOR improvement

Flat

Availability

Topography:

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

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Site Information

UCS Unique Ref 2382

Source: Housing Monitor

HM Ref: 21285 **UCS Character Area:** WIDER CITY

448 SHORE ROAD Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.0363 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Size of Site Retained:

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

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District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m

Distance from Bus Stop: ASSSI: NONE 400m+ **Distance from Train Halt: Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2383

Source: Housing Monitor

HM Ref: 12187
UCS Character Area: WIDER CITY

Address: 74 & 76 OLD WESTLAND ROAD & 42

CAVEHILL ROAD

Postcode: BT14 / BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1847

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLO

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 SERIOUS
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2386

Source: Housing Monitor

HM Ref: 18041 **UCS Character Area:** WIDER CITY

35-41 ASHLEY GARDENS Address:

Postcode: BT 117 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.0993

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: 100-200m
Monument Record: NONE Distance from Train Halt: 400m+

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2387

Source: Housing Monitor

HM Ref: 12801
UCS Character Area: WIDER CITY
Address: 761 ANTRIM ROAD

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1489

Current Land Use:

Description: 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.

Site Capacity: 19



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:NoMixed Zoning:NoHousing Zoning:Yes

Absolute Constraints

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

alternative use:

NONE

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Low density Site of Local Nature Conservation No VERY FAR

Protected Route: Importance:

Distance from Arterial Route: 400m+ NONE AQMA: **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:

10Mins+ WALK **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

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:

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Site Information

UCS Unique Ref 2391

Source: Housing Monitor

HM Ref: 11484 **UCS Character Area:** WIDER CITY

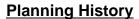
LAND AT FLORAL PARK Address:

BT 090 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.2849 **Current Land Use:** Vacant site

Description: LA04/2017/0175/F - Erection of 9 dwellings (8 no. semi-detached and 1 detached) and

associated car parking, site access and landscaping works (amendments to approved application Z/2013/0658/F)

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2013/0658/F

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

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

District Centre: No **Utilities on Site:** None Shopping / Commerical Area: No Known Contamination and Ground No

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: No

LLPA: No

Residential Area Characteristics: Low density Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: AQMA: NONE **Conservation Area:** NONE **Highway Access to Site:** VERY CLOSE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

400m+

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

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

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

Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2393

Source: Housing Monitor

HM Ref: 19736
UCS Character Area: WIDER CITY

Address: 22-30 HOPEFIELD AVENUE

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1208

Current Land Use:

Description:

Site Capacity: 24



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 24

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:41:51 AM Ref: 2393 Page 2 of 2

Site Information

UCS Unique Ref 2394

Source: Housing Monitor

HM Ref: 18155

UCS Character Area: CITY CENTRE

42-46 GREAT GEORGES ST & 22-46 Address:

NELSON ST

Postcode: CC 030 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.4241 **Current Land Use:** Vacant site

LA04/2016/1252/F - Purpose built managed student accommodation (774 beds). Description:

Maximum height of 12 storeys - approved Jan

2017 - removed from capacity study as evidence suggests it will be developed for an alternative use - monitor site - construction non yet commenced therefore still considered

to be available for housing.

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2011/0737/O

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.: LA04/2016/1252/F

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



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 NONE **Special Protection Area:** 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
 No

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

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation No Importance: Residential Area Characteristics: High density VERY CLOSE

AQMA: SERIOUS Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: 4. Site has outline planning permission for Current Availability: Vacant

housing Multiple Ownerships: No
Site for Sale: No
Potential for Ransom Strips: Yes

Ownership: Private
Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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:

4/19/2018 9:44:51 AM Ref: 2394 Page 3 of 3

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: Improvements:

MINOR

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:43:02 AM Ref: 2395 Page 2 of 2

Site Information

UCS Unique Ref 2397

Source: Housing Monitor

HM Ref: 11485 **UCS Character Area:** WIDER CITY

LAND BETWEEN PINEVIEW ROAD & Address:

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

20 Site Capacity:



Planning History

Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

alternative use:

NONE

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

District Centre: Utilities on Site:

Shopping / Commerical Area: No **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential No

NONE

Residential Area Characteristics: Low density Site of Local Nature Conservation Yes

Protected Route: VERY CLOSE 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Steeply sloping

Availability

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

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Site Information

UCS Unique Ref 2398

Source: Housing Monitor

HM Ref: 13068 **UCS Character Area:** WIDER CITY

LANDS AT THORNBURN ROAD, Address:

PORTMORE HILL

Postcode: BT 010/2 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 1.9859

Current Land Use: Underutilised site

Site part developed for residential. Two separate planning approvals: Z/2014/0610/F and LA04/2015/1345/F Description:

Site Capacity: 67

Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: LA04/2015/1345/F and Z/2014

No Planning granted for employment use:

Employment Planning Reference No.:

Employment 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: Nο **Housing Zoning:** No

Absolute Constraints

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

NONE

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: 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: 0.99295

District Centre: Utilities on Site: None Shopping / Commerical Area: No **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential No

No

Residential Area Characteristics: Medium density Site of Local Nature Conservation No Protected Route: VERY CLOSE

Importance:

Distance from Arterial Route: 400m+ NONE AQMA: **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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

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

Multiple Ownerships: **Potential for Ransom Strips:** No Ownership: Unknown

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

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2399

Source: Housing Monitor

HM Ref: 18994

ARTERIAL ROUTE **UCS Character Area:** 377 ANTRIM ROAD Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.0284 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

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

District Centre: 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

MINOR

Site of Local Nature Conservation **Protected Route:** CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE

Residential Area Characteristics:

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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed

Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2403

Housing Monitor Source:

HM Ref: 18199 **UCS Character Area:** WIDER CITY

54-60 Whitewell Road Address:

BHA 10 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.1726

Current Land Use: Underutilised site

Church Hall, some retail and planning secured for 10 social housing apartments Ref. Description:

LA04/2016/1491/F

Site Capacity: 36



Planning granted for residential use:

UCS Residential Planning Reference No.: LA04/2015/0267/F

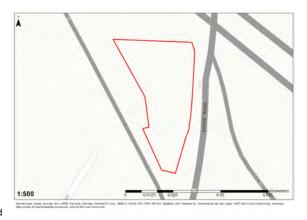
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: 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

District Centre: Utilities on Site: Minor constraint

Shopping / Commerical Area: No **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential No

No

Residential Area Characteristics: Low density Site of Local Nature Conservation No VERY CLOSE

Protected Route: Importance:

Distance from Arterial Route: 400m+ NONE AQMA: **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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: Unknown Site for Sale: **Potential for Ransom Strips:** No Ownership:

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site 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

Apartment/Flat **Potential Housing Type:**

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

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

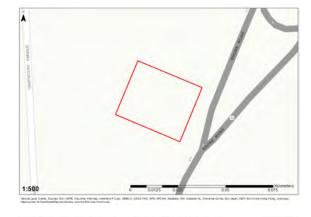
Area Working Group: NORTH

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 65

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 CONSIDERABLE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 MINOR
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:43:33 AM Ref: 2413 Page 2 of 2

Site Information

UCS Unique Ref 2417

Source: Housing Monitor

HM Ref: 19581

UCS Character Area: CITY CENTRE

28-30 GREAT PATRICK STREET Address:

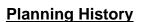
BT1 / BT15 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.2342

Current Land Use: Surface level car park

Site identified in the housing monitor however evidence that it is currently being developed for student accommodation. Yield has been Description:

removed from Capacity Study.

Site Capacity:



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

NONE

Land Use Zoning

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

Absolute Constraints

Historic Park, Garden and Demesne:

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for Yes

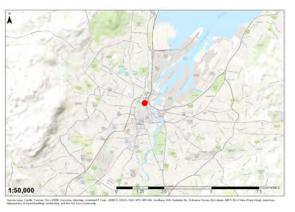
alternative use:

Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use:

River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE

Site Retained for further assessment: No





District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 200-400m AQMA: MINOR VERY CLOSE **Highway Access to Site: 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:

CITY CENTRE Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SERIOUS

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 180

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

Site Information

UCS Unique Ref 2418

Source: Housing Monitor

HM Ref: 12512 WIDER CITY **UCS Character Area:**

68 FORTWILLIAM PARK Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.2122 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 200-400m ASSSI: NONE 400m+

Distance from Train Halt: Monument Record: NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 21

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:40 AM Ref: 2418 Page 2 of 2

Site Information

UCS Unique Ref 2420

Source: Housing Monitor

HM Ref: 20923

UCS Character Area: CITY CENTRE

27 - 29 GORDON STREET Address:

Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.1033

Current Land Use: Underutilised site

Historical HM ref. Site was recently for sale as Description:

redevelopment opportunity.

Site Capacity: 6



Planning granted for residential use: **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: Nο **Housing Zoning:** No

Absolute Constraints

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

alternative use:

NONE

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1033

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Commercial NONE

NONE

Residential Area Characteristics: High density Site of Local Nature Conservation No CLOSE

Protected Route: Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ SERIOUS **Monument Record:**

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

Site Information

UCS Unique Ref 2421

Source: Housing Monitor

HM Ref: 19353

ARTERIAL ROUTE **UCS Character Area:**

249-251 DUNCAIRN GARDENS Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.0105 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Min WALK **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2423

Source: Housing Monitor

HM Ref: 18046 **UCS Character Area:** WIDER CITY

LAND TO EAST OF DUNMORE TA Address: CENTRE ASHFIELD CRESCEN

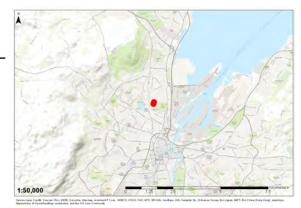
Postcode: BT 085 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.5704

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 20

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:43 AM Ref: 2423 Page 2 of 2

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: WITHIN 100m Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 MINOR
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 CONSIDERABLE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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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:
 SIGNFICIANT

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE 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

Residential Area Characteristics:

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 58

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2432

Source: Housing Monitor

HM Ref: 19743

WIDER CITY **UCS Character Area:**

615 ANTRIM ROAD Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.1209 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE VERY CLOSE

Highway Access to Site: Conservation Area: SIGNFICIANT 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:

10Mins+ WALK Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Residential Area Characteristics:

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area: NONE 10Min WALK

Listed Building: NONE Walking Distance to City Centre: 10Min V

Tidal Flood Plain: NONE Enhancements to the Proposed

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 21

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:

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

Low density

Site Suitability Assessment

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 No
 Known Contamination and Ground
 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: No Neighbouring Area Characteristics: Residential

LLPA: No Residential Area Characteristics:

Site of Local Nature Conservation No Importance: Protected Route: VERY CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Ownership: Priv
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:

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Site Information

UCS Unique Ref 2437

Source: Housing Monitor

HM Ref: 20899 **UCS Character Area:** WIDER CITY

LAND BETWEEN FORTWILLIAM Address:

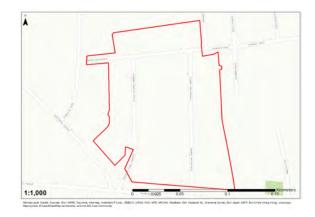
PARADE AND SKEGONEILL AVE

Postcode: **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 NONE Mixed Zoning: **Housing Zoning:** MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

CONSIDERABLE River (Fluvial) Floodplain:

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

District Centre: 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

MINOR

Site of Local Nature Conservation Protected Route: CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE **ADJACENT Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA:NONEDistance from Arterial Route:400m+Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2441

Source: Housing Monitor

HM Ref: 21278 WIDER CITY **UCS Character Area:**

9 & 16 COLINTON GARDENS Address:

Postcode: BT 010/6 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.3148 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

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

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: 100-200m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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): 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:

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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:

Employment Flaming Froposal Description.

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: **SERIOUS** 10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 38

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:



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:NONEMixed Zoning:NONEHousing 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 NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes

Size of Site Retained:

Site Suitability Assessment

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY CLOSE 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

10Mins+ CYCLE **Cycling Distance to City Centre:**

Walking Distance to City Centre: 10Mins+ WALK NONE **Listed Building:**

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road Surface Water: MINOR

Improvements:

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant

Site for Sale: No **Multiple Ownerships:** No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Neighbourhood Renewal Area:

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

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

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Site Information

UCS Unique Ref 2444

Source: Housing Monitor

HM Ref: 20340

UCS Character Area: ARTERIAL ROUTE

Address: FORTWILLIAM GRANGE, FORTWILLIAM

PARK

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 1.8180

Current Land Use:

Description:

Site Capacity: 109





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

 Importance:
 Protected Route:
 VERY CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 WITHIN 100m

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

ASSSI: NONE Highway Access to Site: ADJACENT ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: CONSIDERABLE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

<u>Availability</u>

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: 109

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2447

Source: Housing Monitor

HM Ref: 19773

UCS Character Area: ARTERIAL ROUTE

Address: ALEXANDRA PARK AVENUE / NORTH

QUEEN STREET

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

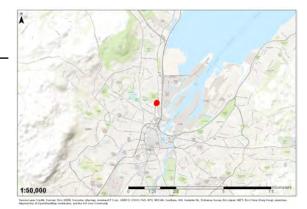
Site Area (ha): 0.1604

Current Land Use:

Description:

Site Capacity: 35





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Other use Proposal Description:

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:**

VERY CLOSE Importance: **Distance from Arterial Route:** WITHIN 100m AQMA: NONE

ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 35

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2448

Source: Housing Monitor

HM Ref:

UCS Character Area: INNER CITY

NORTH QUEEN STREET Address:

BT15 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.2455

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: ADJACENT

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 5

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2449

Source: Housing Monitor

HM Ref: 35

UCS Character Area: WIDER CITY

Address: FORTWILLIAM PARK / SOMERTON

PARK

Postcode: BT 132

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1289

Current Land Use:

Description:

Site Capacity: 6





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE

Residential Area Characteristics:

VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT WITHIN 100m Distance from Bus Stop: ASSSI: NONE 400m+

Distance from Train Halt: NONE **Monument Record:**

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2450

Source: Housing Monitor

HM Ref: 18978

UCS Character Area: STRATEGIC CENTRE

MIDLAND BUILDINGS 6 WHITLA STREET Address:

BT15 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.1304

Current Land Use: Underutilised site

Building remains derelict. No current planning permission on portal. Description:

Site Capacity: 88





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

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

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Commercial NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation No Protected Route: VERY CLOSE

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area: NONE **Listed Building:** NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed SIGNFICIANT **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Achievability

Willing Owner:

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

Unknown

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 88

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2451

Source: Housing Monitor

HM Ref: 11487 **UCS Character Area: INNER CITY**

8 THE GLEN, LIMESTONE ROAD Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.4857

Current Land Use:

Description:

25 Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

MINOR

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Min WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2453

Source: Housing Monitor

HM Ref: 19741

UCS Character Area: ARTERIAL ROUTE

Address: 412-414 ANTRIM ROAD

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0943

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 10Mins+ WALK

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WAL

Tidal Flood Plain: NONE Enhancements to the Proposed

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+

Monument Record: NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2457

Source: Housing Monitor

HM Ref: 18044
UCS Character Area: WIDER CITY

Address: SITE ADJACENT TO STAR OF THE SEA

YOUTH CLUB SHORE

Postcode: BT 090

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.2506

Current Land Use:

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 17

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2459

Source: Housing Monitor

HM Ref:

UCS Character Area: WIDER CITY

112 SERPENTINE ROAD Address:

BT 090 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.4275 **Current Land Use:** Vacant site

No planning approval for site found. Density assumption for wider Belfast applied Description:

Site Capacity: 14



Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Historical HM Site

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE

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

Size of Site Retained: 0.4275

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District Centre: Utilities on Site: None Shopping / Commerical Area: No **Known Contamination and Ground** No

Stability Issues: Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential No

No

Residential Area Characteristics: Low density Site of Local Nature Conservation No CLOSE

Protected Route: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** Site for Sale: Unknown

Potential for Ransom Strips: No Ownership: Unknown

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.

1:3.000

Site Information

UCS Unique Ref 2461

Source: Housing Monitor

HM Ref: 19022
UCS Character Area: WIDER CITY

Address: ST CLEMENTS RETREAT 722 ANTRIM

ROAD

Postcode: BT 010/2

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 6.2641

Current Land Use: Vacant site

Description: Steeply sloping site

Site Capacity: 64



Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

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

Site Retained for further assessment: Yes
Size of Site Retained: 3.13

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District Centre: No Utilities on Site: Minor constraint

Shopping / Commerical Area: NONE Known Contamination and Ground No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: Part

Site of Local Nature Conservation Part Residential Area Characteristics: Low density

Importance: Protected Route: FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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%

Site Information

UCS Unique Ref 2462

Source: Housing Monitor

HM Ref: 307

UCS Character Area: ARTERIAL ROUTE

Address: 351-353 ANTRIM ROAD / 1-1A

CAMBERWELL TERRACE

Postcode: BT 142

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0559

Current Land Use:

Description:

Site Capacity: 7





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: Utilities on Site:

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

NONE

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

ASSSI:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2468

Source: Housing Monitor

HM Ref: 20342
UCS Character Area: INNER CITY

Address: FORMER BUILDER'S YARD 29

PARKSIDE GARDENS

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1215

Current Land Use:

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: SIGNFICIANT

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

District Centre: 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

MINOR

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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1:1.000

Site Information

UCS Unique Ref 2479

Source: Housing Monitor

HM Ref: 18997 **UCS Character Area:** WIDER CITY

LAND ACCESSED AT 578 ANTRIM ROAD Address:

BT15 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 1.3083

Current Land Use: Underutilised site

Description:

Site remains underutilised. Zoned for housing. LA04/2017/0465/F -Residential development-25 units comprising 3 townhouses, 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.

Site Capacity:



Planning History

Planning granted for residential use: Yes Pending **UCS Residential Planning Reference No.:** Planning granted for employment use:

Employment Planning Reference No.:

Employment 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 **SIGNFICIANT Housing Zoning:**

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

4/19/2018 9:50:19 AM Ref: 2479 Page 1 of 3 Evidence that the site is being developed for

alternative use:

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

Size of Site Retained:

Site Suitability Assessment

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commercial Area:
 NONE
 Known Contamination and Ground
 No

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

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: Low density CLOSE

NONE Distance from Arterial Route: 400m+

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: CONSIDERABLE Distance from Train Halt: 400m+

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

Listed Building: SIGNFICIANT Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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

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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:

Site Information

UCS Unique Ref 2480

Source: Housing Monitor

HM Ref: 20568

UCS Character Area: CITY CENTRE

37-41 LITTLE PATRICK STREET Address:

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH 0.0767 Site Area (ha):

Current Land Use: Underutilised site Z/2015/0118/F Description:

50 Site Capacity:



Planning History

Planning granted for residential use:

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: Nο **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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Importance:

Residential Area Characteristics: High density
Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Transport Network (BRT, Road Improvements:

Topography: Flat

Availability

Planning History: Current Availability: Expected to cease

Site for Sale:NoMultiple Ownerships:NoOwnership:PrivatePotential 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: 50

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing 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:** MINOR Area of Existing Open Space: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Nο

Size of Site Retained:

Site Suitability Assessment

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Yes

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation Residential Area Characteristics:

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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

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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:

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Site Information

UCS Unique Ref 2482

Source: Housing Monitor

HM Ref: 18808
UCS Character Area: WIDER CITY

Address: 10 CARNCOOLE PARK

Postcode: BT14

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.2631

Current Land Use: Underutilised site

Description: LA04/2016/0609/O - Residential development

comprising 9No. dwellings with associated site works - REFUSED - CURRENT APPEAL.

Site Capacity: 15



Planning 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

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Low density Site of Local Nature Conservation

Protected Route: CLOSE 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

No **Multiple Ownerships:** No Site for Sale: **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 15

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2484

Source: Housing Monitor

HM Ref: 18042
UCS Character Area: WIDER CITY
Address: 61 DOCK STREET

Postcode: CC 030

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1547

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2487

Source: Housing Monitor

HM Ref: 19287
UCS Character Area: WIDER CITY

Address: 508-510 ANTRIM ROAD

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1262

Current Land Use:

Description:

Site Capacity: 9





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

ourace water.

Availability

Topography:

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2488

Source: Housing Monitor

HM Ref: 12844
UCS Character Area: WIDER CITY

Address: SITE TO REAR OF 414A WHITEWELL

ROAD

Postcode: BT 090

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0434

Current Land Use: Green space

Description:

Site Capacity: 9





Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

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

District Centre: Utilities on Site: None Shopping / Commerical Area: No **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: No

No

Residential Area Characteristics: Low density Site of Local Nature Conservation No **Protected Route:** VERY CLOSE

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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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Site Information

UCS Unique Ref 2490

Housing Monitor Source:

HM Ref: 18200

UCS Character Area: ARTERIAL ROUTE 233-263 SHORE ROAD Address:

BT15 Postcode: **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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Size of Site Retained:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 53

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2492

Source: Housing Monitor

HM Ref: 20681
UCS Character Area: WIDER CITY

Address: 430 ANTRIM ROAD, SKEGONEILL

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0756

Current Land Use:

Description:

Site Capacity: 9





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 SERIOUS
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2493

Source: Housing Monitor

HM Ref: 19568

UCS Character Area: CITY CENTRE

11 MARLBOROUGH STREET / PRINCE'S Address:

Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.0805

Current Land Use: Underutilised site

Currently government building. Not clear if still in use. Historical HM ref (before 2010) Description:

Site Capacity: 67



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE

Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE

RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Commercial NONE

NONE

Residential Area Characteristics: High density Site of Local Nature Conservation No CLOSE

Protected Route: Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE **Listed Building:** SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: Yes Site for Sale: No **Potential for Ransom Strips:** No Ownership: Public Sector (DSD/BCC/NIHE)

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: 67

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 WITHIN 100m

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2496

Source: Housing Monitor

HM Ref: 19329
UCS Character Area: INNER CITY

Address: 184 - 186 NORTH QUEEN STREET

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0305

Current Land Use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: CLOSE

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2497

Source: Housing Monitor

HM Ref: 18037
UCS Character Area: WIDER CITY

Address: ADJACENT 16 BRISTOL AVENUE

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.1053

Current Land Use:

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: Distance from Bus Stop: 100-200m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

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: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE 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 400m+

Residential Area Characteristics:

Distance from Train Halt: Monument Record: NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: SIGNFICIANT Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 43

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:

alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed SIGNFICIANT **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2506

Source: Housing Monitor

HM Ref: 18195
UCS Character Area: WIDER CITY

Address: 1-4 THRONE TERRACE AND SOUTH

EAST OF PINEVIEW GDNS

Postcode: BT 010/2

District Electoral Area: CASTLE

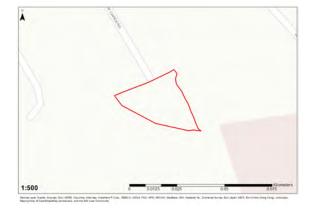
Area Working Group: NORTH

Site Area (ha): 0.0730

Current Land Use: Vacant site

Description:

Site Capacity: 5





Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY CLOSE

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

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 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)

Site Information

UCS Unique Ref 2508

Source: Housing Monitor

HM Ref: 19880

UCS Character Area: CITY CENTRE

Address: LANDS AT CORPORATION STREET

OPPOSITE SINCLAIR SEAM

Postcode: CC 030

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.4601

Current Land Use:

Description:

Site Capacity: 183



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning Employment Zoning:

Employment Zoning:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: MINOR Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

ASSSI: NONE Distance from Bus Stop: WITHIN 100

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: CONSIDERABLE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

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Site Information

UCS Unique Ref 2509

Source: Housing Monitor

HM Ref: 18159

UCS Character Area: ARTERIAL ROUTE

Address: ADJACENT TO 20 LOUGHVIEW

TERRACE

Postcode: BT 110

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0214

Current Land Use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2514

Source: Housing Monitor

HM Ref: 20330
UCS Character Area: WIDER CITY

Address: 733, 733A, 733B & 735 ANTRIM ROAD

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.3606

Current Land Use: Underutilised site

Description: Z/2014/1083/F - 4 semi detached houses, 34

apartments, basement car park, access road and associated site works (additional plans)

Site Capacity: 34

Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

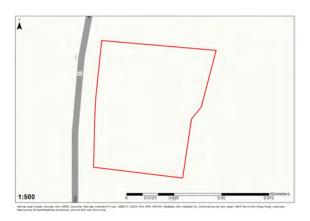
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

alternative use:

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Low density Site of Local Nature Conservation No Protected Route: VERY FAR 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements: Slightly sloping

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

No **Multiple Ownerships:** No Site for Sale: Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 34

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2517

Source: Housing Monitor

HM Ref: 19244
UCS Character Area: WIDER CITY

Address: 192-196 CAVEHILL ROAD

Postcode: BT15

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0747

Current Land Use:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE

WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+

Monument Record: NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2521

Source: Housing Monitor

HM Ref: 20680
UCS Character Area: WIDER CITY

Address: 1001 SHORE ROAD, NEWTOWNABBEY

Postcode: BHA 10
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 0.1741

Current Land Use:

Description:

Site Capacity: 49





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 49

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2524

Source: Housing Monitor

HM Ref: 20898 **UCS Character Area: INNER CITY**

LAND AT CLANCHALTAN STREET AND Address:

PARKEND STREET (PAR

Postcode: BT15 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.5457

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: ADJACENT

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 MINOR
 Walking Distance to City Centre:
 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

Topography:

<u>Availability</u>

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Public Sector (DSD/BCC/NIHE) Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2526

Source: Housing Monitor

HM Ref: 18038 **UCS Character Area:** WIDER CITY

ADJACENT TO SHORE ROAD AND Address:

JUNCTION OF GRAYS LANE

Postcode: BT 090 **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.1123

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Residential Area Characteristics:

Monument Record: MINOR Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

militate water.

Availability

Topography:

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:

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Site Information

UCS Unique Ref 2529

Source: Housing Monitor

HM Ref: 21446

UCS Character Area: CITY CENTRE

Address: 21 - 23 VICTORIA STREET & 45 - 51

WARING STREET

Postcode: BT1

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0607

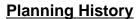
Current Land Use: Vacant site

Description: 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).

Site Capacity: 56



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2011/0486/F

Planning granted for employment use: No

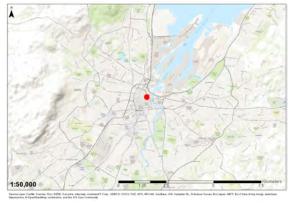
Employment Planning Reference No.:

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0607

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
No

Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics: High density
Protected Route: CLOSE

Importance: Protected Route: CLOSE

AOMA: NONE Distance from Arterial Route: 400m+

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: CONSIDERABLE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: CONSIDERABLE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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: 56

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 0
Employment Yield: 0.0000

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2530

Source: Housing Monitor

HM Ref: 21445

UCS Character Area: CITY CENTRE

Address: 35 - 41 QUEENS SQUARE

Postcode: BT1

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0344

Current Land Use:

Description:

Site Capacity: 60





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:
Employment Planning Proposal Description:

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

Other use Proposal Description:

Land Use Zoning

Employment Zoning:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 60

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2531

Source: HM / City Quay Masterplan

HM Ref: 21502

UCS Character Area: CITY CENTRE

CITY QUAY MASTERPLAN Address:

Postcode: District Electoral Area: CASTLE Area Working Group: NORTH Site Area (ha): 10.3004

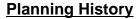
Current Land Use: Underutilised site

Description:

Various parts of the scheme have been developed. Including City Quays 1 and 2 office developments. Figures based on the

Outline Planning Approval.

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2010/1006/O - plus various

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.:

Other use Proposal Description: Hotel / Retail





Land Use Zoning

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

Absolute Constraints

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

alternative use:

Yes

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 10.3004

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: 200-400m NONE AQMA: ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Protected Route:

Medium density

VERY CLOSE

No

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE **Listed Building:** SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Yes

Availability

Planning History: 4. Site has outline planning permission for **Current Availability:** Expected to cease

> Multiple Ownerships: No No

Site for Sale: Potential for Ransom Strips: Ownership: Private

Achievability

Willing Owner:

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 120

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved (outline) - City Quays 1 developed.

Employment Yield: 123170.0000

Potential Employment Type:

No **Traveller Site:**

Phase: Comments:

Site Information

UCS Unique Ref 2532

Source: Housing Monitor

HM Ref: 12444 WIDER CITY **UCS Character Area:**

BEN MADIGAN HEIGHTS Address:

BT 010/2 Postcode: **District Electoral Area:** CASTLE Area Working Group: NORTH Site Area (ha): 0.1003 **Current Land Use:** Vacant site

Description:

Site Capacity: 5



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

Absolute Constraints

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

NONE

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

District Centre: Utilities on Site: None Shopping / Commerical Area: No **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: No

Yes

Residential Area Characteristics: Low density Site of Local Nature Conservation No CLOSE

Protected Route: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant

Multiple Ownerships: Site for Sale: Unknown Potential for Ransom Strips: No

Ownership: Unknown 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

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2539

Source: Housing Monitor

HM Ref: 21507 **UCS Character Area: INNER CITY**

LANDS BOUNDED BY PARKSIDE Address:

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

Protected Route:

VERY FAR

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 200-400m

ADJACENT **Highway Access to Site: 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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2540

Source: Housing Monitor

HM Ref: 21546

UCS Character Area: CITY CENTRE

Address: 101 CORPORATION STREET

Postcode: CC 030

District Electoral Area: CASTLE

Area Working Group: NORTH

Site Area (ha): 0.0482

Current Land Use: Vacant site

Description: Site remains vacant - planning lapsed.

Site Capacity: 39



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2010/0949/F

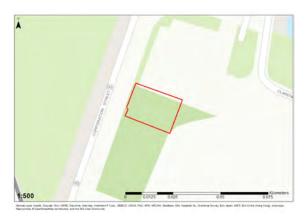
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0482

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site:**

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:

CITY CENTRE **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT Transport Network (BRT, Road

Surface Water: CONSIDERABLE Improvements:

Topography: Flat

Availability

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

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 39

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

Site Information

UCS Unique Ref 2545

Source: Housing Monitor

HM Ref: 18023

UCS Character Area: ARTERIAL ROUTE

Address: 484 UPPER NEWTOWNARDS ROAD

Postcode: BT4

District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1198

Current Land Use:

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: SIGNFICIANT VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: CONSIDERABLE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2547

Source: Housing Monitor

HM Ref: 12221 **UCS Character Area:** WIDER CITY

ADJACENT TO MOTELANDS Address:

BT 133 Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.4635 **Current Land Use:** Vacant site

Site currently underutilised land with potential to deliver a higher capacity in relation to Description:

residential units.

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: Historical HM Ref.

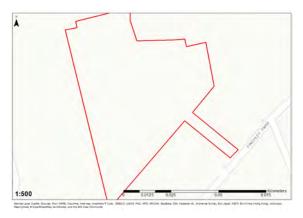
Planning granted for employment use: No

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: Nο **Housing Zoning:**

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.4635

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE 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+ SIGNFICIANT **Monument Record:**

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

10Mins+ WALK **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

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

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

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2551

Source: Housing Monitor

HM Ref: 18063

UCS Character Area: ARTERIAL ROUTE

JOSS CARDWELL SITE 401 HOLYWOOD Address:

ROAD

Postcode: BT4

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.5530

Current Land Use: Underutilised site

Site comprises vacant single storey unit with potential to deliver a greater residential Description:

capacity in future.

Site Capacity:



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: Nο **Housing Zoning:**

Absolute Constraints

Size of Site Retained:

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

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

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0.553

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

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

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 17

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2552

Source: Housing Monitor

HM Ref: 20228

UCS Character Area: ARTERIAL ROUTE

Address: 410-412 UPPER NEWTOWNARDS ROAD

Postcode: BT4

District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.1268

Current Land Use:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: MINOR VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2554

Source: Housing Monitor

HM Ref: 17247

UCS Character Area: ARTERIAL ROUTE

LACE FIELD, TO THE REAR OF NOS. Address:

552-560 UPPER NEWT

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 1.7605

Current Land Use:

Description:

Site Capacity: 50





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: SERIOUS Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: SIGNFICIANT Distance from Train Halt: 400m+

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

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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: 37

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2555

Source: Housing Monitor

HM Ref: 18209 **UCS Character Area:** WIDER CITY

REAR OF 7 & 11 GLANMACHAN GROVE Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.4648

Current Land Use: Underutilised site

Site currently underutilised with potential to deliver higher residential capacity. Description:

Site Capacity: 5



Planning History

Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

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

Site Retained for further assessment: Yes

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

Yes

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: CLOSE 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

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:

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Site Information

UCS Unique Ref 2556

Source: Housing Monitor

HM Ref: 21169

UCS Character Area: ARTERIAL ROUTE 429 HOLYWOOD ROAD Address:

Postcode:

ORMISTON **District Electoral Area:** Area Working Group: EAST Site Area (ha): 0.1421

Current Land Use:

Description: 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

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2016/0630/F

Planning granted for employment use: Yes

1:500

LA04/2016/0630/F **Employment Planning Reference No.:** separate 2 storey office unit-re **Employment Planning Proposal Description:** 24/08/201 Planning granted for other land use:

Land Use Zoning

Other use Planning Reference No.: Other use Proposal Description:

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 No alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: **Potential Open Space:** NONE NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1421

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 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 NONE
 Known Contamination and Ground
 No

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

Medium density

Protected Route:

VERY CLOSE

Stability Issues:

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: MINOR Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: SERIOUS Improvements:

Topography: Flat

<u>Availability</u>

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:

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Site Information

UCS Unique Ref 2559

Source: Housing Monitor

HM Ref: 19654
UCS Character Area: WIDER CITY

Address: PIRRIE HOUSE PIRRIE ROAD

Postcode: BT4

District Electoral Area:ORMISTONArea Working Group:EASTSite Area (ha):0.2695

Current Land Use:

Description:

Site Capacity: 5





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

alternative use.

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA:NONEDistance from Arterial Route:400m+Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100m

Monument Record: SERIOUS Distance from Train Halt: 400m+

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

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2560

Source: Housing Monitor

HM Ref: 21233

UCS Character Area: ARTERIAL ROUTE

Address: 661 UPPER NEWTOWNARDS ROAD & 1

ROSEPARK

Postcode: BT4 / BT5

District Electoral Area: ORMISTON

Area Working Group: EAST

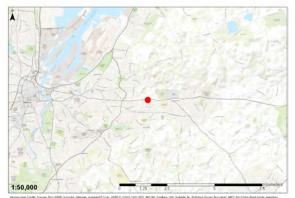
Site Area (ha): 0.2184

Current Land Use:

Description:

Site Capacity: 8





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: SIGNFICIANT Distance from Train Halt: 400m+

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

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

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Site Information

UCS Unique Ref 2564

Housing Monitor Source:

HM Ref: 11756 **UCS Character Area:** WIDER CITY

HAMPTON 8 GLENMACHAN PARK Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.8133

Current Land Use: Underutilised site

Description:

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)

Site Capacity:

Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2014/0260/F

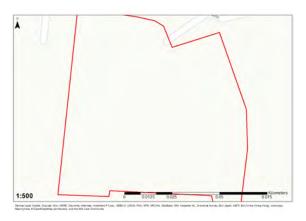
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

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

Size of Site Retained:

Site Suitability Assessment

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

No

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE VERY CLOSE Highway Access to Site: **Conservation Area:** NONE 200-400m

Residential Area Characteristics:

Medium density

Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+ Monument Record: NONE

10Mins+ CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Walking Distance to City Centre: 10Mins+ WALK **Listed Building:** SIGNFICIANT

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Flat Topography:

Availability

Planning History: **Current Availability:**

Site for Sale: No **Multiple Ownerships:** Yes Potential for Ransom Strips: No Ownership: Private

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

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

Refined Density Assumption:

Housing Yield: 45

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

Site Information

UCS Unique Ref 2565

Source: Housing Monitor

HM Ref: 20231

ARTERIAL ROUTE **UCS Character Area:**

667 & 669 NEWTOWNARDS ROAD Address:

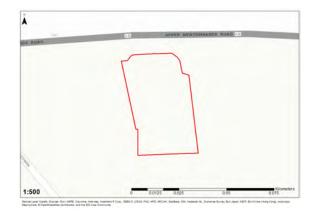
Postcode:

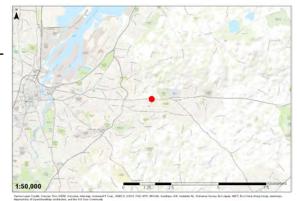
District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.1653

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: WITHIN 100m AQMA: **SERIOUS** VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2570

Source: Housing Monitor

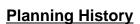
HM Ref: 12357
UCS Character Area: WIDER CITY
Address: 1 CLARA ROAD

Postcode: BT5

District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.2119
Current Land Use: Vacant site

Description: Lands to the rear of 1 Clara Road

Site Capacity: 6



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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.2119

CLOSE

Site Suitability Assessment

District Centre: Utilities on Site:

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

Area of Townscape Character:

Lagan Valley Regional Park: **Neighbouring Area Characteristics:** NONE

MINOR

Residential Area Characteristics: Site of Local Nature Conservation Protected Route: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

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

Potential for Ransom Strips: No Ownership: Private

Achievability

Willing Owner:

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

Unknown

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:

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Site Information

UCS Unique Ref 2572

Housing Monitor Source:

HM Ref: 18064 **UCS Character Area:** WIDER CITY

LAND TO REAR OF 15 FINCHLEY VALE Address:

ADJ TO PARKWAY

Postcode: BT 133 **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.6501 **Current Land Use:** Vacant site

Vacant land plot with potential to deliver higher cpacity residential. Description:

Site Capacity: 12





Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Histrocial 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: Nο **Housing Zoning:**

Absolute Constraints

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

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

Medium density

VERY CLOSE

Site Suitability Assessment

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Steeply sloping

Availability

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

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:

4/19/2018 9:51:48 AM Ref: 2572 Page 2 of 2

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:ORMISTONArea Working Group:EASTSite 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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 4.9581

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

Yes **Residential Area Characteristics:** Medium density

Site of Local Nature Conservation Part VERY CLOSE **Protected Route:** Importance:

Distance from Arterial Route: WITHIN 100m MINOR ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

400m+ **Distance from Train Halt:** SERIOUS **Monument Record:**

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

10Mins+ WALK **Listed Building:** SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

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

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

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

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 78

Semi-Detached **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: Nο

Phase: Comments:

4/19/2018 9:49:00 AM Ref: 2578 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m Conservation Area: NONE Highway Access to Site: VERY CLOSE ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:41:12 AM Ref: 2581 Page 2 of 2

Site Information

UCS Unique Ref 2584

Source: Housing Monitor

HM Ref: 20620 **UCS Character Area:** WIDER CITY 100 KINGS ROAD Address:

BT5 Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.1293

Description: Revision to previously approved apartment

Vacant site

block (9 no. units)

Site Capacity: 9





Planning History

Current Land Use:

Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2010/1720/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: Nο **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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.25

District Centre: No Utilities on Site: Major constraint

Shopping / Commerical Area: NONE Known Contamination and Ground No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation
Importance:

Protected Route:

VERY CLOSE

Residential Area Characteristics:

Medium density

AQMA:SIGNFICIANTDistance from Arterial Route:200-400mConservation Area:MINORHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

Achievability

Market Attractiveness: 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: No

Phase: Comments:

4/19/2018 9:37:28 AM Ref: 2584 Page 2 of 2

Site Information

UCS Unique Ref 2585

Source: Housing Monitor

HM Ref: 21235 **UCS Character Area:** WIDER CITY 35 KINGS ROAD Address:

BT5 Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.8041

Current Land Use:

Site comprised establish residential dwelling with associated lands (0.8ha) Description:

Site Capacity: 6



Planning History

Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.8041



District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation VERY CLOSE **Protected Route:** Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

400m+ **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

Availability

Topography:

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

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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:

4/19/2018 9:43:50 AM Ref: 2585 Page 2 of 2

Site Information

UCS Unique Ref 2587

Housing Monitor Source:

HM Ref: 20207 **UCS Character Area:** WIDER CITY

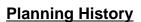
LAND AT 109 CIRCULAR ROAD Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.4675 **Current Land Use:** Vacant site

Residential development comprising 8No. detached dwellings with associated parking, garages, landscaping, site and access works Description:

Site Capacity: 8



Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2014/0896/F

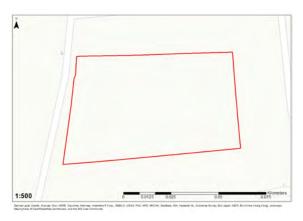
Planning granted for employment use: No

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: Nο **Housing Zoning:** No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified 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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE

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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

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

Potential for Ransom Strips: No Ownership: Yes

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

4/19/2018 9:50:32 AM Ref: 2587 Page 2 of 2

Site Information

UCS Unique Ref 2592

Source: Housing Monitor

HM Ref: 18061 **UCS Character Area:** WIDER CITY

LAND AT CHERRYVALLEY AND KNOCK Address:

ROAD

BT 099 Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.2598 **Current Land Use:** Open Space

Site currently comprises an open green space which is currently underutilised. The site has Description:

the potential to deliver a higher residential

capacity within the pan period.

Site Capacity:



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical HM reference.

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:



Land Use Zoning

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

Absolute Constraints

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

alternative use:

No

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.2598

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** Site for Sale: No Unknown **Potential for Ransom Strips:** No

Ownership: Private Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

4/19/2018 9:50:37 AM Ref: 2592 Page 2 of 2

Site Information

UCS Unique Ref 2597

Source: Housing Monitor

HM Ref: 20234
UCS Character Area: WIDER CITY

Address: 104 - 108 BARNETT'S ROAD

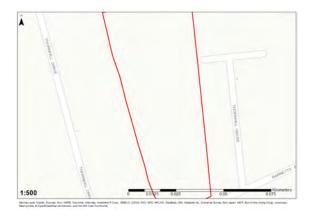
Postcode: BT5

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2606

Source: Housing Monitor

HM Ref: 20309 **UCS Character Area:** WIDER CITY 4-6 MOTELANDS Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST 0.1416 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: CONSIDERABLE Distance from Train Halt: 400m+

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

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:45:20 AM Ref: 2606 Page 2 of 2

Site Information

UCS Unique Ref 2607

Source: Housing Monitor

HM Ref: 18377
UCS Character Area: WIDER CITY

Address: 45-49 HAWTHORNDEN ROAD

Postcode: BT4

District Electoral Area: ORMISTON
Area Working Group: EAST
Site Area (ha): 0.5028
Current Land Use: Vacant site

Description: Proposed Residential Development comprising of 6 detached dwellings and

retention of Gate Lodge at 49 Hawthornden Road including car parking and landscaping

Site Capacity: 23



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2015/1099/F

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

Employment Planning Proposal Description:

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





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.5028

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: **SERIOUS** VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Potential for Ransom Strips: No Ownership: Yes

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

4/19/2018 9:45:16 AM Ref: 2607 Page 2 of 2

Site Information

UCS Unique Ref 2608

Source: Housing Monitor

HM Ref: 19620

UCS Character Area: ARTERIAL ROUTE

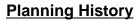
327-329 UPPER NEWTOWNARDS ROAD Address:

BT4 / BT5 Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.1415

Current Land Use:

Site currently occupied by KFC fast Food Restaurant, however site has potential to deliver a residential unit capacity of 14 units. Description:

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: Historical HM Ref.

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.: (Z/2008/1894/F)

Other use Proposal Description: KFC Fast Food Restaurant.





Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1415

District Centre: Utilities on Site: None Shopping / Commerical Area: Yes **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Site of Local Nature Conservation Protected Route: FAR

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: MINOR VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Residential Area Characteristics:

Medium density

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: No

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 14

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 2617

Source: Housing Monitor

HM Ref: 20799 **UCS Character Area:** WIDER CITY

LANDS AT 230 BELMONT ROAD Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.5445

Current Land Use: Underutilised site

Description:

Proposed apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F)

Site Capacity:





Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.: LA04/2016/0400/F

Planning granted for employment use:

Employment Planning Reference No.:

Employment 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 NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.5445

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

Yes

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE

Distance from Bus Stop:

WITHIN 100m

Distance from Train Halt: 400m+ SERIOUS **Monument Record:**

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

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

NONE

Availability

ASSSI:

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

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 28

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments: Currently under consultation.

Site Information

UCS Unique Ref 2619

Source: Housing Monitor

HM Ref: 21167

UCS Character Area: ARTERIAL ROUTE 1 - 9 HILLVIEW STREET Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST Site Area (ha): 0.0716 **Current Land Use:** Vacant site

Description: site currently underutilise and vacant wit

potential to deliver a residential capacity of 12

Site Capacity: 12





Planning History

Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0716

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Achievability

Willing Owner:

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

Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2627

Source: Housing Monitor

HM Ref: 253

UCS Character Area: WIDER CITY

Address: LANDS AT CASTLEHILL MANOR /

CASTLEHILL ROAD

Postcode: BT 010/1

District Electoral Area: ORMISTON

Area Working Group: EAST

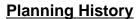
Site Area (ha): 2.1082

Current Land Use: Vacant site

Description: Residential development of 53No. units comprising 33 No. detached, 4 No. semi

comprising 33 No. detached, 4 No. semi detached, and 16 No. apartments with associated car parking and landscaping (revised description and proposal)

Site Capacity: 106



Planning granted for residential use: No

UCS Residential Planning Reference No.: LA04/2015/0670/F

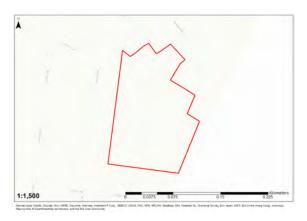
Planning granted for employment use: No

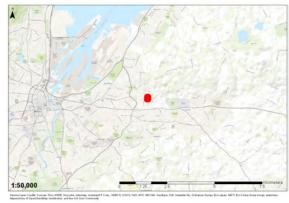
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

Historic Park, Garden and Demesne: SIGNFICIANT

Urban Landscape Wedge: NONE MINOR Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 2.1082

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation Yes
Importance:

Residential Area Characteristics:

CLOSE

AQMA:NONEDistance from Arterial Route:400m+Conservation Area:NONEHighway Access to Site:ADJACENTASSSI:NONEDistance from Bus Stop:100-200mMonument Record:NONEDistance from Train Halt:400m+

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

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: 106

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:35 AM Ref: 2627 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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: 42

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:44:53 AM Ref: 2632 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m Conservation Area: NONE Highway Access to Site: VERY CLOSE ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:18 AM Ref: 2635 Page 2 of 2

Site Information

UCS Unique Ref 2638

Source: Housing Monitor

HM Ref: 20324

ARTERIAL ROUTE **UCS Character Area:** 385 HOLYWOOD ROAD Address:

Postcode:

District Electoral Area: ORMISTON Area Working Group: EAST 0.3734 Site Area (ha):

Current Land Use:

Erection of 49 apartments in 2 blocks with associated surface car parking and Description:

landscaped areas

Site Capacity: 50



Planning granted for residential use:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.3734

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: CLOSE Importance:

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Multiple Ownerships: Yes Site for Sale: No **Potential for Ransom Strips:** No Ownership: Yes

Willing Owner:

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 50

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments: Site comprised current business units / small business park.

Site Information

UCS Unique Ref 2639

Source: Housing Monitor

HM Ref: 21237
UCS Character Area: WIDER CITY
Address: 150 KNOCK ROAD

Postcode: BT5

District Electoral Area:ORMISTONArea Working Group:EASTSite Area (ha):0.6719

Current Land Use: Underutilised site

Description: Site currently comprises temporary car wash facility with potential to deliver a higher

facility with potential to deliver a high 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:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for

alternative use:

Size of Site Retained:

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

Site Suitability Assessment

District Centre: No Utilities on Site: None

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

0.6719

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: MINOR

Site of Local Nature Conservation
Importance:
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE

AOMA CONSIDERABLE Distance from Arterial Route: 400m+

AQMA: CONSIDERABLE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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

4/19/2018 9:39:23 AM Ref: 2639 Page 2 of 3

Housing Density Assumption (Dwellings per hectare): Refined Density Assumption:	Approved planning density
Housing Yield:	52
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	

Comments:

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Site Information

UCS Unique Ref 2648

Source: Housing Monitor

HM Ref:

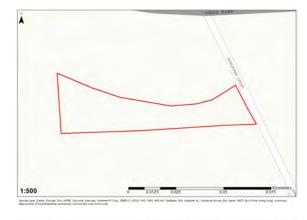
STRATEGIC CENTRE **UCS Character Area:** 1 KINGSWAY DRIVE Address:

BT 099 Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.1770 **Current Land Use:** Vacant site

Erection of 2no apartments, 3no. detached dwellings and associated site works Description:

(Amended Plans)

Site Capacity:





Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Y/2014/0080/F

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.177

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History:1. Site has full planning permission for housingCurrent Availability:VacantSite for Sale:NoMultiple 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:

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Site Information

UCS Unique Ref 2650

Source: Housing Monitor

HM Ref: 19625 **UCS Character Area:** WIDER CITY

GRANTON HEIGHTS, KINGS ROAD Address:

Postcode: **District Electoral Area:** ORMISTON Area Working Group: EAST Site Area (ha): 0.6137

Current Land Use:

Description: Development ongoing to deliver residential

Erection of 10 No. 2 storey townhouses and 1 No. 2 storey dwelling with parking and all other associated works

Site Capacity: 63

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Y/2011/0362/F

No Planning granted for employment use:

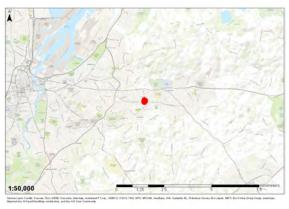
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.57

Site Suitability Assessment

District Centre: Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground No

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Residential Area Characteristics:

Medium density

Distance from Arterial Route: 400m+ AQMA: NONE VERY CLOSE Highway Access to Site: **Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ Monument Record: NONE

10Mins+ CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area: NONE 10Mins+ WALK

Walking Distance to City Centre: **Listed Building:** NONE **Tidal Flood Plain:** NONE **Enhancements to the Proposed**

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant

Site for Sale: **Multiple Ownerships:** No Potential for Ransom Strips: No

Ownership: Public Sector (DSD/BCC/NIHE)

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

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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.

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2657

Source: Housing Monitor

HM Ref: 18527
UCS Character Area: WIDER CITY

Address: 1 GILBOURNE COURT

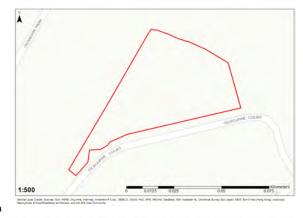
Postcode: BT5

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for No

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Lagan Valley Regional Park: **Neighbouring Area Characteristics:** NONE

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

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

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

Size of Site Retained:

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR 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 400m+

Residential Area Characteristics:

Distance from Train Halt: Monument Record: NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2662

Source: Housing Monitor

HM Ref: 18084 **UCS Character Area:** WIDER CITY

LAND ADJACENT TO 111 LOWER Address:

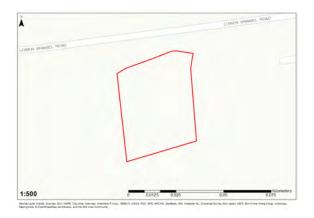
BRANIEL ROAD

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Size of Site Retained:

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

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District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: 100-200m
Monument Record: NONE Distance from Train Halt: 400m+

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

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

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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

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 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:NoMixed Zoning:NONEHousing 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: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 1.2851

Site Suitability Assessment

District Centre: Utilities on Site: None

Shopping / Commerical Area: NONE **Known Contamination and Ground** No

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

Yes

Residential Area Characteristics: Medium density Site of Local Nature Conservation **Protected Route:** VERY CLOSE 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

10Mins+ CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Walking Distance to City Centre: 10Mins+ WALK **Listed Building:** NONE

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

Willing Owner:

Planning History: **Current Availability:** Expected to cease

Site for Sale: No **Multiple Ownerships:** No No

Potential for Ransom Strips: Ownership: Public Sector (DSD/BCC/NIHE)

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

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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:

4/19/2018 9:50:14 AM Ref: 2666 Page 3 of 3

Site Information

UCS Unique Ref 2673

Source: Housing Monitor

HM Ref: 20204 **UCS Character Area:** WIDER CITY

LANDS ADJACENT TO MCKINNEY Address:

HOUSE MUSGRAVE PARK

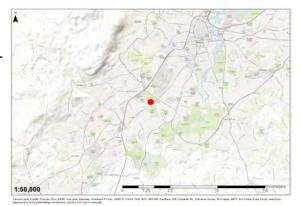
Postcode: BT 010/5 **District Electoral Area:** BALMORAL Area Working Group: SOUTH 0.2252 Site Area (ha):

Current Land Use:

Description:

72 Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

MINOR

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 72

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:16 AM Ref: 2673 Page 2 of 2

Site Information

UCS Unique Ref 2678

Source: Housing Monitor

HM Ref: 20182
UCS Character Area: WIDER CITY

Address: 3 MOUNT ABOO PARK

Postcode: BT10

District Electoral Area: BALMORAL

Area Working Group: SOUTH

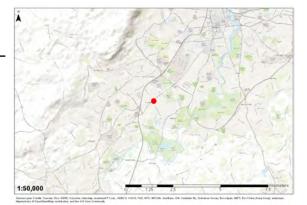
Site Area (ha): 0.0558

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:43:06 AM Ref: 2678 Page 2 of 2

Site Information

UCS Unique Ref 2679

Source: Housing Monitor

HM Ref: 20611 **UCS Character Area:** WIDER CITY

15 & 17 DIAMOND GARDENS Address:

Postcode: BT10 **District Electoral Area:** BALMORAL Area Working Group: SOUTH 0.1141 Site Area (ha):

Current Land Use:

Description:

Site Capacity: 6



1:50,000

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: **Employment Planning Reference No.:**

Employment Planning Proposal Description:

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

Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

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:** 200-400m **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:13 AM Ref: 2679 Page 2 of 2

Site Information

UCS Unique Ref 2681

Source: Housing Monitor

HM Ref: 19495
UCS Character Area: WIDER CITY

Address: 27 HARBERTON PARK

Postcode: BT9

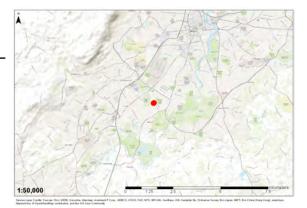
District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.1171

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

District Centre: 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

MINOR

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** NONE Distance from Bus Stop: 400m+ ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:42:37 AM Ref: 2681 Page 2 of 2

Site Information

UCS Unique Ref 2682

Source: Housing Monitor

HM Ref: 19375
UCS Character Area: WIDER CITY

Address: 30-32C UPPER MALONE ROAD

Postcode: BT9

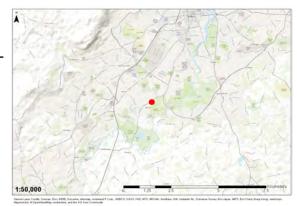
District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.0891

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2685

Source: Housing Monitor

HM Ref: 20142
UCS Character Area: WIDER CITY

Address: 33 UPPER MALONE ROAD

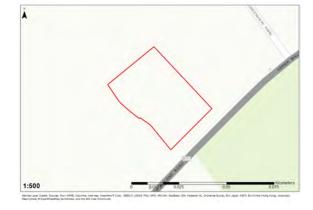
Postcode: BT9

District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.1441

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2686

Source: Housing Monitor

HM Ref: 20214 **UCS Character Area:** WIDER CITY

119 - 125 STOCKMANS LANE Address:

Postcode:

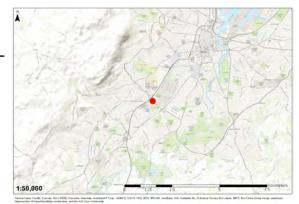
District Electoral Area: BALMORAL Area Working Group: SOUTH Site Area (ha): 0.1691

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

River (Fluvial) Floodplain: **SIGNFICIANT**

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: SIGNFICIANT Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2687

Housing Monitor Source:

HM Ref: 21037 **UCS Character Area:** WIDER CITY

LANDS ADJACENT TO MCKINNEY Address:

HOUSE, MUSGRAVE PARK

Postcode:

District Electoral Area: BALMORAL Area Working Group: SOUTH Site Area (ha): 0.4749

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: Distance from Bus Stop: WITHIN 100m

 Monument Record:
 NONE
 Distance from Train Halt:
 200-400m

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

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Tidal Flood Plain:

NONE

Enhancements to the Proposed
Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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

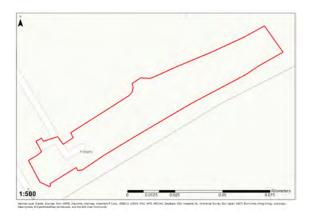
Area Working Group: SOUTH

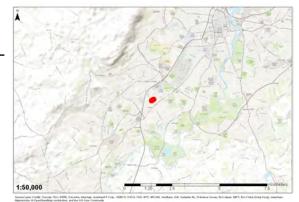
Site Area (ha): 0.2806

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE 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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 10Mins+ CYCLE Neighbourhood Renewal Area:

Residential Area Characteristics:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:53:57 AM Ref: 2689 Page 2 of 2

Site Information

UCS Unique Ref 2694

Source: Housing Monitor

HM Ref: 19367
UCS Character Area: WIDER CITY

Address: 134 FINAGHY ROAD SOUTH

Postcode: BT10

District Electoral Area: BALMORAL

Area Working Group: SOUTH

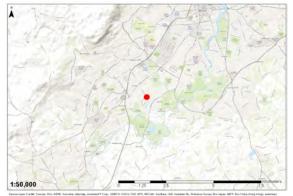
Site Area (ha): 0.1182

Current Land Use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:38:42 AM Ref: 2694 Page 2 of 2

Site Information

UCS Unique Ref 2700

Source: Housing Monitor

HM Ref: 20123
UCS Character Area: WIDER CITY

Address: 7 - 11 THE PLATEAU PINEY HILLS

Postcode: BT9

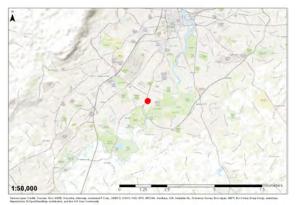
District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.2226

Current Land Use:

Description:

Site Capacity: 9





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:44 AM Ref: 2700 Page 2 of 2

Site Information

UCS Unique Ref 2705

Source: Housing Monitor

HM Ref: 21036
UCS Character Area: WIDER CITY

Address: LANDS TO EAST OF 45 STOCKMANS

WAY

Postcode: BT 122

District Electoral Area: BALMORAL

Area Working Group: SOUTH

Site Area (ha): 0.1052

Current Land Use:

Description:

Site Capacity: 32





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 MINOR

 Mixed Zoning:
 NONE

 Housing Zoning:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: CONSIDERABLE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 32

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:53:06 AM Ref: 2705 Page 2 of 2

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

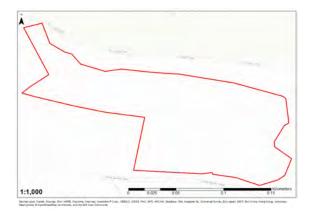
Area Working Group: SOUTH

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: SIGNFICIANT

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:44 AM Ref: 2719 Page 2 of 2

Site Information

UCS Unique Ref 2720

Source: Housing Monitor

HM Ref: 19496 WIDER CITY **UCS Character Area:**

79 & 81 STOCKMANS LANE Address:

Postcode:

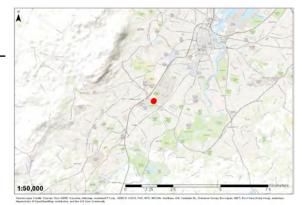
District Electoral Area: BALMORAL Area Working Group: SOUTH 0.0879 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

River (Fluvial) Floodplain: **SIGNFICIANT**

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: SIGNFICIANT **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:47:27 AM Ref: 2720 Page 2 of 2

Site Information

UCS Unique Ref 2721

Source: Housing Monitor

HM Ref:

WIDER CITY **UCS Character Area:**

4 UPPER LISBURN ROAD Address:

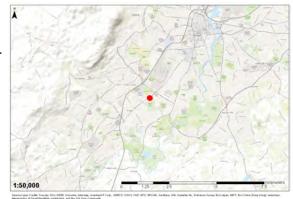
Postcode: BT10 **District Electoral Area:** BALMORAL Area Working Group: SOUTH 0.1357 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

CONSIDERABLE River (Fluvial) Floodplain:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY CLOSE

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2726

Source: Housing Monitor

HM Ref: 18461 **UCS Character Area:** WIDER CITY

22-26 ANNADALE AVENUE Address:

Postcode:

District Electoral Area: BALMORAL Area Working Group: SOUTH 0.3779 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY FAR

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 200-400m

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Mins+ WALK

Cycling Distance to City Centre:

10Min CYCLE

Tidal Flood Plain: NONF Enhancements to the Proposed

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Neighbourhood Renewal Area:

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: 42

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:41:49 AM Ref: 2726 Page 2 of 2

Site Information

UCS Unique Ref 2727

Source: Housing Monitor

HM Ref: 20193
UCS Character Area: WIDER CITY

Address: 124 FINAGHY ROAD SOUTH

Postcode: BT10

District Electoral Area: BALMORAL

Area Working Group: SOUTH

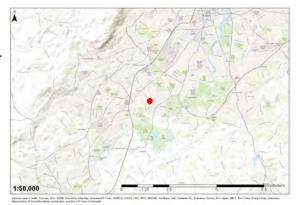
Site Area (ha): 0.0801

Current Land Use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:38:22 AM Ref: 2727 Page 2 of 2

Site Information

UCS Unique Ref 2733

Source: Housing Monitor

HM Ref: 12930 **UCS Character Area:** WIDER CITY

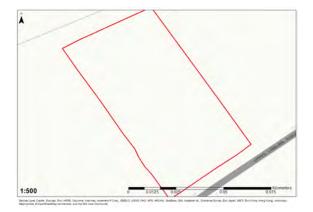
37-43B UPPER LISBURN ROAD Address:

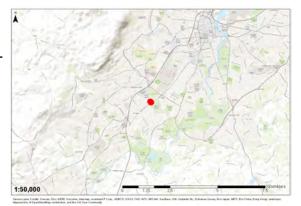
Postcode: BT10 **District Electoral Area:** BALMORAL Area Working Group: SOUTH 0.4778 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:44:13 AM Ref: 2733 Page 2 of 2

Site Information

UCS Unique Ref 2735

Source: Housing Monitor

HM Ref: 20128
UCS Character Area: WIDER CITY

Address: 232-238 MALONE ROAD

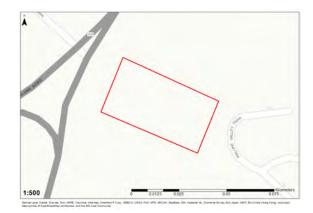
Postcode: BT9

District Electoral Area:BALMORALArea Working Group:SOUTHSite 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:41:59 AM Ref: 2735 Page 2 of 2

Site Information

UCS Unique Ref 2736

Source: Housing Monitor

HM Ref: 18315
UCS Character Area: WIDER CITY

Address: 172 FINAGHY ROAD SOUTH

Postcode: BT10

District Electoral Area: BALMORAL

Area Working Group: SOUTH

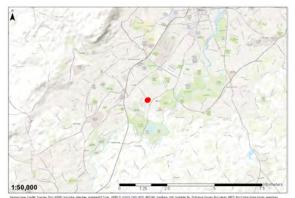
Site Area (ha): 0.1258

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:40:11 AM Ref: 2736 Page 2 of 2

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

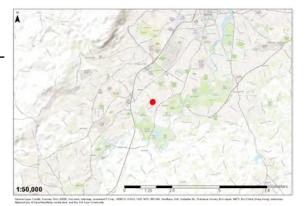
Site Area (ha): 0.1702

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:01 AM Ref: 2742 Page 2 of 2

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

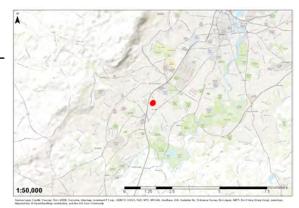
Site Area (ha): 0.0977

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:200-400mMonument Record:NONEDistance from Train Halt:100-200m

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:52:33 AM Ref: 2745 Page 2 of 2

Site Information

UCS Unique Ref 2749

Source: Housing Monitor

HM Ref: 177

WIDER CITY - OUTSIDE **UCS Character Area:**

LANDS TO THE REAR OF HAMPTON Address:

BT 127 Postcode: **District Electoral Area:** BALMORAL Area Working Group: SOUTH 3.5240 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: MINOR

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** MINOR

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 35

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:53:21 AM Ref: 2749 Page 2 of 2

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

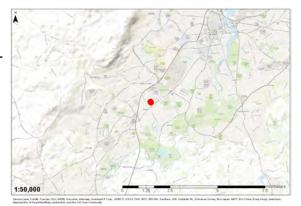
Site Area (ha): 0.4121

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

District Centre: 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

NONE

Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

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:** 100-200m **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2753

Source: Housing Monitor

HM Ref: 12335 **UCS Character Area:** WIDER CITY

188 UPPER MALONE ROAD AND Address:

BRACKENWOOD LANE

Postcode: **District Electoral Area:** BALMORAL Area Working Group: SOUTH Site Area (ha): 0.4048

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: SIGNFICIANT

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:40:42 AM Ref: 2753 Page 2 of 2

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

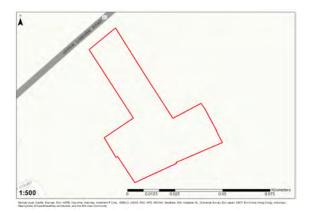
Area Working Group: SOUTH

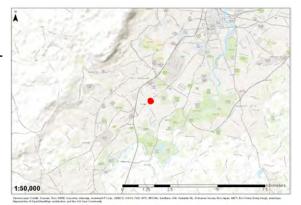
Site Area (ha): 0.2245

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 19

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:37:58 AM Ref: 2754 Page 2 of 2

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

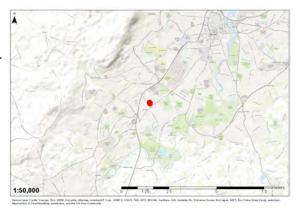
Site Area (ha): 0.2382

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

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: WITHIN 100m **Monument Record:** NONE **Cycling Distance to City Centre:** 10Mins+ CYCLE

Neighbourhood Renewal Area: 10Mins+ WALK Listed Building: Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

NONE

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:45:25 AM Ref: 2756 Page 2 of 2

Site Information

UCS Unique Ref 2760

Source: Housing Monitor

HM Ref: 20178

ARTERIAL ROUTE **UCS Character Area:**

743 & 745 LISBURN ROAD Address:

Postcode:

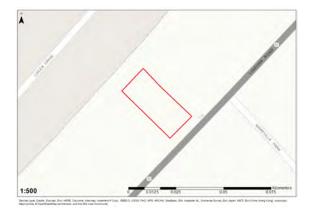
District Electoral Area: BALMORAL / BOTANIC

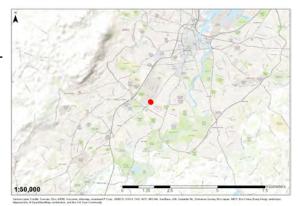
Area Working Group: SOUTH 0.0575 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Residential Area Characteristics:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:47:11 AM Ref: 2760 Page 2 of 2

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

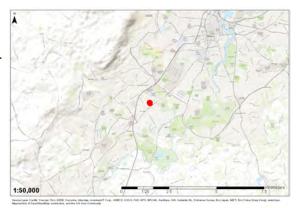
Site Area (ha): 0.1711

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation

Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

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:** 200-400m **Monument Record:** NONE

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

4/19/2018 9:42:51 AM Ref: 2763 Page 2 of 2

Site Information

UCS Unique Ref 2776

Source: Housing Monitor

HM Ref: 20811 **UCS Character Area:** WIDER CITY

31 SAINTFIELD ROAD Address:

Postcode:

District Electoral Area: BALMORAL Area Working Group: SOUTH 0.1610 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:43:18 AM Ref: 2776 Page 2 of 2

Site Information

UCS Unique Ref 2777

Source: Housing Monitor

HM Ref: 18528

WIDER CITY - OUTSIDE **UCS Character Area:**

BELVOIR PARK HOSPITAL, HOSPITAL Address:

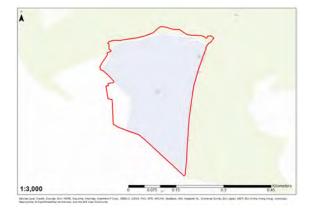
Postcode: BT8

District Electoral Area: BALMORAL Area Working Group: SOUTH Site Area (ha): 9.5795

Current Land Use:

Description:

Site Capacity: 310





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: MINOR Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA:NONEDistance from Arterial Route:400m+Conservation Area:NONEHighway Access to Site:ADJACENTASSSI:NONEDistance from Bus Stop:WITHIN 100m

Monument Record: SIGNFICIANT Distance from Train Halt: 400m+

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

Listed Building: SIGNFICIANT Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 310

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:48:37 AM Ref: 2777 Page 2 of 2

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:BALMORALArea Working Group:SOUTHSite 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2779

Source: Housing Monitor

HM Ref: 20815
UCS Character Area: WIDER CITY

Address: 79 - 81 CHURCH ROAD

Postcode: BT8

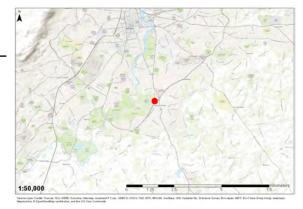
District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.3204

Current Land Use:

Description:

Site Capacity: 17





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: Utilities on Site:

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

Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: MINOR

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ CONSIDERABLE **Monument Record:**

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 17

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2781

Source: Housing Monitor

HM Ref: 21518

UCS Character Area:ARTERIAL ROUTEAddress:787-789 LISBURN ROAD

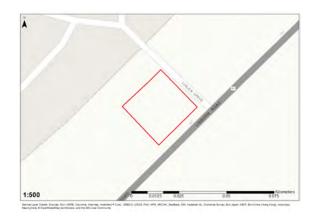
Postcode: BT9

District Electoral Area:BALMORALArea Working Group:SOUTHSite Area (ha):0.0782

Current Land Use:

Description:

Site Capacity: 6



<u>Planning History</u>

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

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

10Mins+ WALK Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: CONSIDERABLE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2782

Source: Housing Monitor

HM Ref: 21529 **UCS Character Area:** WIDER CITY

LAND ADJACENT TO QUEEN'S Address:

UNIVERSITY PLAYING FIELDS

Postcode:

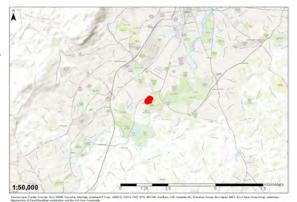
District Electoral Area: BALMORAL Area Working Group: SOUTH Site Area (ha): 1.5109

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: Utilities on Site:

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: MINOR

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

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

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2783

Source: Housing Monitor

HM Ref: 20759

UCS Character Area: CITY CENTRE

126-130 SANDY ROW AND 39-49 ALBION Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.2023 Site Area (ha):

Current Land Use:

Units completed. Ensure all HM figures are taken form the units remaining field. 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 NONE Mixed Zoning: **Housing Zoning:** MINOR

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE

No

Size of Site Retained:

Site Retained for further assessment:

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District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE CITY CENTRE

Residential Area Characteristics:

Cycling Distance to City Centre: Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:38:29 AM Ref: 2783 Page 2 of 2

Site Information

UCS Unique Ref 2785

Source: Housing Monitor

HM Ref: 12985

UCS Character Area: CITY CENTRE

Address: 66 GREAT VICTORIA STREET

Postcode: BT12 / BT2
District Electoral Area: BOTANIC
Area Working Group: SOUTH
Site Area (ha): 0.1485

Current Land Use:

Description:

Site Capacity: 20



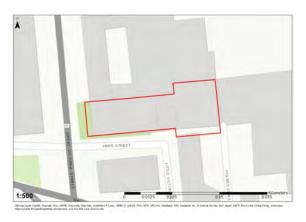
Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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





Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR 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

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 20

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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

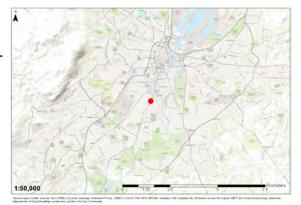
Site Area (ha): 0.0264

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Infrastructure Constraints - Waste Water Treatment System:

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR

Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: MINOR

10Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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: 4



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:NONEMixed Zoning:NONEHousing 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 NONE Area of Existing Open Space: **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.4081

Site Suitability Assessment

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE

Known Contamination and Ground Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m CONSIDERABLE AQMA: 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

5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area: NONE

Walking Distance to City Centre: 5Min WALK **Listed Building:** CONSIDERABLE

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road NONE Surface Water: Improvements:

Flat Topography:

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

Site for Sale: No **Multiple Ownerships:** No

Potential for Ransom Strips: No Ownership: Private 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

Yes

Yield, Phasing & Type

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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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: MINOR Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: 200-400m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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

)1000111 app

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

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

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Residential Area Characteristics:

Medium density

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 14

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation

Protected Route: FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 46

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

10Min WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area: SERIOUS**

Residential Area Characteristics:

Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m CONSIDERABLE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

Listed Building: SIGNFICIANT Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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

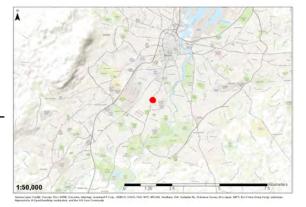
Current Land Use: Vacant site

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:NONEMixed Zoning:NONEHousing Zoning:Yes

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 NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.3326

Site Suitability Assessment

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commercial Area:
 NONE
 Known Contamination and Ground
 No

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

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Low density

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: SIGNFICIANT Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: NONE Improvements:

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

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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:	

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence 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:

Land identified for Health Use:

River (Fluvial) Floodplain:

Special Protection Area:

RAMSAR:

NONE

Site Retained for further assessment:

Yes

District Centre: 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

CONSIDERABLE

Residential Area Characteristics: Site of Local Nature Conservation

Importance: **Distance from Arterial Route:** 400m+ AQMA: NONE **ADJACENT**

Protected Route:

VERY FAR

Highway Access to Site: Conservation Area: NONE Distance from Bus Stop: 200-400m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0447

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation No Residential Area Characteristics: High density

Importance: Protected Route: FAR

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

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

Site Information

UCS Unique Ref 2824

Source: Housing Monitor

HM Ref: 19887

UCS Character Area: CITY CENTRE
Address: 10 KING STREET

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0215

Current Land Use: Vacant site

Description: HM site. Historical, not showing in portal.

Site Capacity: 16



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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

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

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0215

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE Residential Area Characteristics:

High density Site of Local Nature Conservation No **Protected Route:** CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE

VERY CLOSE **Highway Access to Site: 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:

CITY CENTRE **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: SIGNFICIANT Improvements:

Topography: Flat

Availability

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

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 16

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2827

Housing Monitor Source:

HM Ref: 12396 **UCS Character Area:** INNER CITY

25 RYDALMERE STREET Address:

BT12 Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0533 **Current Land Use:** Vacant site

Site remains vacant. Not zoned for housing and no current planning permission. Historical Description:

HM ref?

20

Site Capacity:

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: Nο **Housing Zoning:** No

Absolute Constraints

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

Size of Site Retained:

NONE

0.0533

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

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District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation VERY CLOSE **Protected Route:**

Importance:

Distance from Arterial Route: 100m-200 NONE AQMA: VERY CLOSE **Highway Access to Site: 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

5Min WALK

Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No

Potential for Ransom Strips: Ownership: Public Sector (DSD/BCC/NIHE)

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: 20

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2828

Source: Housing Monitor

HM Ref:

UCS Character Area: ARTERIAL ROUTE

155-177 LISBURN ROAD, 16 ASHLEY Address:

AVE. & 3-7 TATES A

Postcode: BOTANIC **District Electoral Area:** Area Working Group: SOUTH Site Area (ha): 0.2531

Current Land Use: Underutilised site

This is a prominent site on the Lisburn Road which has been derelict form some time. The Description:

site has recently been on the market. No recent applications on the planning portal

therefore may be historical.

Site Capacity:



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: **Housing Zoning:** No

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.2531

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

AQMA:NONEDistance from Arterial Route:WITHIN 100mConservation Area:NONEHighway Access to Site:ADJACENTASSSI:NONEDistance from Bus Stop:WITHIN 100m

Monument Record: SERIOUS Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road
Surface Water: NONE Improvements:

Topography: Slightly sloping

Yes

Availability

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

Ownership: Private Potential for Ransom Strips: No

Achievability

Willing Owner:

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 45

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2830

Source: Housing Monitor

HM Ref: 18948 **UCS Character Area: INNER CITY**

125 UNIVERSITY STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0238 **Current Land Use:** Vacant site

Building appears to be vacant. No planning approvals since 2010 therefore may relate to Description:

an historical HM ref.

Site Capacity:



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

Absolute Constraints

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

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2831

Source: Housing Monitor

HM Ref: 20105

UCS Character Area: ARTERIAL ROUTE

249 - 259 ORMEAU ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.2116 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: SERIOUS Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Min WALK

Listed Building.

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 56

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2834

Source: Housing Monitor

HM Ref: 19544

UCS Character Area: CITY CENTRE

Address: 9-15 DONEGALL ROAD

Postcode: BT12

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0209

Current Land Use: Underutilised site

Description: HM ref. No current planning permission on

portal

Site Capacity: 12



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

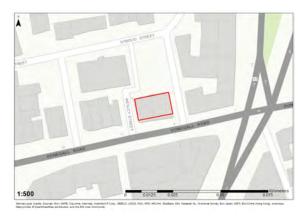
Planning granted for employment use: No

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for N

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0209

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: 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

CITY CENTRE **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: Yes Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

Site Information

UCS Unique Ref 2835

Source: Housing Monitor

HM Ref: 20551

UCS Character Area: CITY CENTRE

2-40 UTILITY STREET Address:

BT12 Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0734

Current Land Use: Surface level car park

Part of the site being utilised for car parking. The rest remains derelict. Description:

Site Capacity: 34



Planning granted for residential use:

UCS Residential Planning Reference No.: Historical - but may remain val

Planning granted for employment use: No

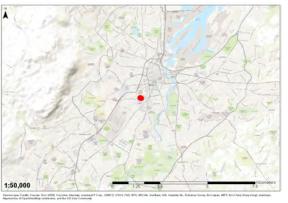
Employment Planning Reference No.:

Employment 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: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

NONE Area of Existing Open Space: NONE **Potential Open Space:**

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: CLOSE

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

Listed Building: SERIOUS Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2839

Source: Housing Monitor

HM Ref: 18901

UCS Character Area: ARTERIAL ROUTE 4 EGLANTINE AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0313 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area: SERIOUS** Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ NONE **Monument Record:**

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2841

Source: Housing Monitor

HM Ref: 21163

CITY CENTRE **UCS Character Area:**

14 MONTGOMERY STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0270 Site Area (ha):

Current Land Use:

Description:

Site Capacity:



Planning History

Planning granted for residential use:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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



District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Residential Area Characteristics:

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:

CITY CENTRE Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: SIGNFICIANT

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 36

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR 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: CITY CENTRE Neighbourhood Renewal Area: NONE CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: CONSIDERABLE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2844

Source: Housing Monitor

HM Ref: 20099

UCS Character Area: ARTERIAL ROUTE 7 THALIA STREET Address:

BT12 Postcode: **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 granted for residential use: Yes **UCS Residential Planning Reference No.:** Historical No Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.: LA04/2016/0010/F

Other use Proposal Description: Demolition of existing petrol filling station and associated supermarket and food court, with reloca



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 Yes

alternative use:

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

Size of Site Retained:

Site Suitability Assessment

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Importance: Distance from Arterial Route: WITHIN 100m AQMA: NONE

Protected Route:

CLOSE

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

5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area: NONE

Walking Distance to City Centre: 5Min WALK **Listed Building:** NONE

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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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:	

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Site Information

UCS Unique Ref 2847

Source: Housing Monitor

HM Ref: 19292

UCS Character Area: ARTERIAL ROUTE

330-332 DONEGALL ROAD Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0186 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

Protected Route:

V

Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2848

Source: Housing Monitor

HM Ref: 20026 **UCS Character Area: INNER CITY**

113 UNIVERSITY STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0124

Current Land Use: Underutilised site

Development does not appear to have been implemented. Appears vacant. No recent planning approvals in place. Description:

Site Capacity:

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

Absolute Constraints

Size of Site Retained:

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

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

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0.0124

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR

Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2850

Source: Housing Monitor

HM Ref: 20572

CITY CENTRE **UCS Character Area:**

105 -109 SANDY ROW Address:

BT12 Postcode: **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:



Planning granted for residential use: Yes **UCS Residential Planning Reference No.:** Historical No Planning granted for employment use:

Employment Planning Reference No.:

Employment 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 Yes

alternative use:

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

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:
Protected Route:

CLOSE 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

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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

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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:	

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Site Information

UCS Unique Ref 2851

Source: Housing Monitor

HM Ref: 18934
UCS Character Area: INNER CITY

Address: 136-138 UNIVERSITY AVENUE

Postcode: BT 127

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0351

Current Land Use: Vacant site

Description: Site remains vacant. No recent planning refs

on portal.

Site Capacity: 10





Planning History

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

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0351

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

5Min WALK **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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:

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Site Information

UCS Unique Ref 2855

Source: Housing Monitor

HM Ref: 20059 **UCS Character Area:** INNER CITY

15 COLLEGE GARDENS Address:

Postcode: **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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

CONSIDERABLE

Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

5Min WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Improvements:

Surface Water: MINOR

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

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:** 100-200m **Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 5Min WALK

Education State of the Property of the Propert

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2866

Source: Housing Monitor

HM Ref: 21376 **UCS Character Area:** INNER CITY

53 - 57 BOTANIC AVENUE Address:

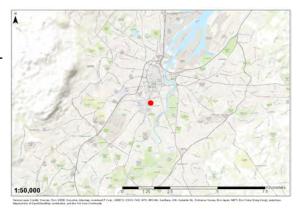
Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0394 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** MINOR Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 31

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE Conservation Area: SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 100-200m NONE **Monument Record:**

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 45

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY FAR

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 100m-200

Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2877

Source: Housing Monitor

HM Ref: 18059 **UCS Character Area:** INNER CITY

SITE TO REAR OF BELFAST CITY Address:

HOSPITAL

Postcode: BOTANIC **District Electoral Area:** 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

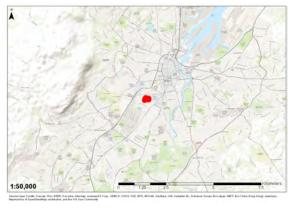
development

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:

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: Νo 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 Yes

alternative use:

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

Size of Site Retained:

Site Suitability Assessment

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 NONE
 Known Contamination and Ground
 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: CONSIDERABLE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: CONSIDERABLE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography: Flat

Availability

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Yes

 Ownership:
 Private
 Potential for Ransom Strips:
 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

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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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

Importance.

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE CITY CENTRE

Residential Area Characteristics:

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: SERIOUS Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR

Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: 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 NONE

Residential Area Characteristics:

Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2890

Source: Housing Monitor

HM Ref: 18762 WIDER CITY **UCS Character Area:**

94-100 SUNNYSIDE STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.2015 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

MINOR

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE

ADJACENT **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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 granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2017/0046/F - MONITOF

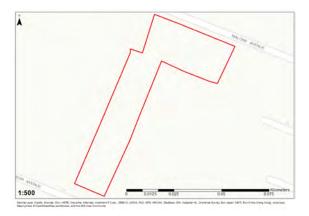
Planning granted for employment use: No

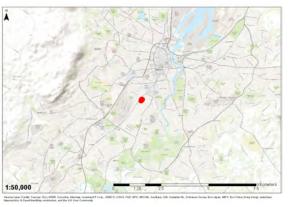
Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NONEMixed Zoning:NONEHousing 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 NONE Area of Existing Open Space: **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: 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 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: NONE Improvements:

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

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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:	

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Site Information

UCS Unique Ref 2895

Source: Housing Monitor

HM Ref: 19563

UCS Character Area: CITY CENTRE

SOUTH OF EAST BRIDGE STREET, Address:

WEST OF CENTRAL STATI

Postcode: BT 125 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.7979

Current Land Use: Surface level car park

Description: Historical HM ref. More recent planning

approval for employment use. LA04/2016/0559/F

Site Capacity: 320

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

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

Absolute Constraints

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

NONE

Historic Park, Garden and Demesne: Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.7979

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Importance:

MINOR AQMA: **Conservation Area:** NONE ASSSI: NONE

Monument Record: NONE Neighbourhood Renewal Area: NONE **Listed Building:** NONE

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

Residential Area Characteristics: Medium density

Protected Route: FAR

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

Enhancements to the Proposed Transport Network (BRT, Road

Improvements:

Availability

Planning History: 2. Site has full planning permission for

employment

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

Current Availability: Vacant

Multiple Ownerships: Nο **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? 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: 320

Potential Housing Type: Apartment/Flat **Employment Density Assumption:** Approved. **Employment Yield:** 30683.0000

Potential Employment Type: B1 **Traveller Site:** No

Phase: Comments:

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Site Information

UCS Unique Ref 2899

Source: Housing Monitor

HM Ref: 12875

UCS Character Area:ARTERIAL ROUTEAddress:2 WINDSOR ROAD

Postcode: BT9

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0925

Current Land Use: Vacant site

Description: Z/2014/1243/F - Erection of 8 two and a half

storey terraced houses and associated site

works.

Site Capacity: 8



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2014/1243/F

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 SIGNFICIANT

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0925

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Potential for Ransom Strips: No Ownership: Private Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2908

Source: Housing Monitor

HM Ref: 18962

UCS Character Area: CITY CENTRE

Address: SITE BOUNDED BY WILLOW STREET

AND HUTCHISON STREET

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.2963

Current Land Use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: 100m-200 AQMA: SIGNFICIANT

Residential Area Characteristics:

VERY CLOSE **Highway Access to Site: 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:

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 270

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: SIGNFICIANT Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

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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:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: No Size of Site Retained: 0

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 100-200m

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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: 21

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:
 SIGNFICIANT

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: No Size of Site Retained: 0

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: CONSIDERABLE ADJACENT **Highway Access to Site: Conservation Area:** NONE

Residential Area Characteristics:

Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

5Min WALK Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed CONSIDERABLE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

 Monument Record:
 NONE
 Distance from Train Halt:
 200-400m

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: MINOR Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2925

Source: Housing Monitor

HM Ref: 20757

CITY CENTRE **UCS Character Area:**

75-81 CASTLE STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0426 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** MINOR

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 30

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:**

VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** MINOR 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:

5Min WALK Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 27

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:48:08 AM Ref: 2928 Page 2 of 2

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



<u>Planning History</u>

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.131

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District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** Importance:

Distance from Arterial Route: WITHIN 100m NONE AQMA: ADJACENT **Highway Access to Site: 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:

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Medium density

VFRY FAR

Multiple Ownerships: Yes Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 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:

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Site Information

UCS Unique Ref 2931

Source: Housing Monitor

HM Ref: 20599

UCS Character Area: ARTERIAL ROUTE

FACTORY UNITS WEST OF MALDON Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.7008 **Current Land Use:** Vacant site

Site remains vacant. HM ref. Must be part of an historical planning approval. Assumed it has been commenced. Description:

Site Capacity: 48



Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

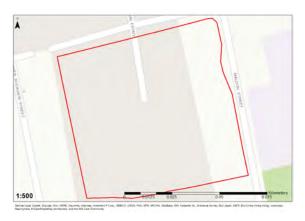
Planning granted for employment use: No

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: Nο **Housing Zoning:** No

Absolute Constraints

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

NONE

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

River (Fluvial) Floodplain: CONSIDERABLE

Special Protection Area: NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.7008

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m MINOR AQMA: VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Distance from Bus Stop: WITHIN 100m ASSSI: NONE 400m+

Distance from Train Halt: Monument Record: NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

5Min WALK **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Potential for Ransom Strips: No Ownership: Private Willing Owner: Unknown

Achievability

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

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 48 **Potential Housing Type:** Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** SIGNFICIANT 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:

CITY CENTRE Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 39

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2948

Source: Housing Monitor

HM Ref: 20084

ARTERIAL ROUTE **UCS Character Area:** 49 & 51 MALONE ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0529 Site Area (ha):

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT

Residential Area Characteristics:

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:

10Min WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2949

Source: Housing Monitor

HM Ref: 18278

UCS Character Area: ARTERIAL ROUTE 191 ORMEAU ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.1392 Site Area (ha):

Current Land Use:

Description:

25 Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: CONSIDERABLE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Residential Area Characteristics:

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

5Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 25

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2950

Source: Housing Monitor

HM Ref: 359

UCS Character Area: CITY CENTRE

Address: ADJACENT TO ST. AIDAN'S CHURCH,

CLEMENTINE PARK, B

Postcode: CC 028

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0578

Current Land Use: Vacant site

Description: Site remains vacant.

Site Capacity: 8



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:



Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0578

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

Medium density

CLOSE

No

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:**

Importance:

Distance from Arterial Route: 200-400m NONE AQMA: VERY CLOSE **Highway Access to Site: 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

CITY CENTRE **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Ownership: Private Willing Owner: Unknown

Achievability

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

housing etc.)

Potential for Ransom Strips:

Infrastructure Constraints - Waste Water Treatment 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: Nο

Phase: Comments:

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Site Information

UCS Unique Ref 2951

Source: Housing Monitor

HM Ref: 19878

UCS Character Area: CITY CENTRE

58 DONEGALL PASS Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0599

Current Land Use: Underutilised site

Auction house at ground floor. The upper floors still appear to be underutilised. Appears to be an historical HM ref. Description:

Site Capacity: 12



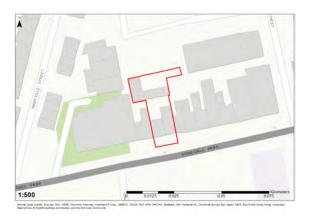
Planning granted for residential use: **UCS Residential Planning Reference No.:** Historical Planning granted for employment use: No

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: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

NONE Area of Existing Open Space:

NONE **Potential Open Space:**

Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation

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

Neighbourhood Renewal Area: NONE **Listed Building:** SIGNFICIANT

NONE **Tidal Flood Plain:** Surface Water: MINOR

Topography: Flat

Residential Area Characteristics: Medium density

Protected Route: VERY FAR **Distance from Arterial Route:** 200-400m VERY CLOSE **Highway Access to Site:** Distance from Bus Stop: 100-200m **Distance from Train Halt:** 200-400m **Cycling Distance to City Centre:** CITY CENTRE

CITY CENTRE Walking Distance to City Centre:

Enhancements to the Proposed Transport Network (BRT, Road

Improvements:

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Achievability

Willing Owner:

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

Unknown

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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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

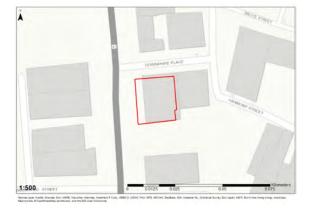
Area Working Group: SOUTH

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:

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

 Monument Record:
 NONE
 Distance from Train Halt:
 200-400m

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 22

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2956

Source: Housing Monitor

HM Ref: 21208 **UCS Character Area:** INNER CITY

41 - 49 TATES AVENUE Address:

Postcode: **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

commenced.

Site Capacity: 44



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:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.3107

Site Suitability Assessment

District Centre: Utilities on Site: None

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR 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

5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Walking Distance to City Centre: 10Min WALK **Listed Building:** CONSIDERABLE

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road Surface Water: MINOR

Improvements: Slightly sloping

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

Site for Sale: No Multiple Ownerships: Unknown

Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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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:	

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

River (Fluvial) Floodplain: SIGNFICIANT

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 2958

Source: Housing Monitor

HM Ref: 11948

UCS Character Area: ARTERIAL ROUTE

Address: 42-50 ORMEAU ROAD

Postcode:BT 125District Electoral Area:BOTANICArea Working Group:SOUTHSite Area (ha):0.0733Current 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 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

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

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.0733

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

AQMA: SIGNFICIANT Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m
Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 5Min WALK

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

 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: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2961

Source: Housing Monitor

HM Ref: 20585 **UCS Character Area:** INNER CITY

73 EGLANTINE AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0338 Site Area (ha):

Current Land Use:

Description:

7 Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

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

Other use Proposal Description:

Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Residential Area Characteristics:

Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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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.:

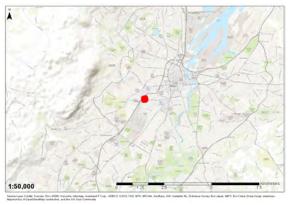
Employment Planning Proposal Description:

Planning granted for other land use:

Other use Planning Reference No.:

Other use Proposal Description:





Land Use Zoning

Employment Zoning:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

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

alternative use:

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

River (Fluvial) Floodplain: SIGNFICIANT

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

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District Centre: No **Utilities on Site:**

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues:

Protected Route:

Residential Area Characteristics:

VERY CLOSE

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

LLPA: NONE

Area of Townscape Character:

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: SIGNFICIANT **Conservation Area:** NONE Highway Access to Site: ADJACENT 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 5Min WALK

Walking Distance to City Centre: **Listed Building:** NONE

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 48

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2972

Source: Housing Monitor

HM Ref: 20097

UCS Character Area: ARTERIAL ROUTE

214 - 224 LISBURN ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0682

Current Land Use: Underutilised site

Description:

2 stoery retail development existing. Site has potientla 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 relaccation 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:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2013/0851/F

Planning granted for employment use: Nο

Employment Planning Reference No.:

Employment 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 NONE **Housing Zoning:**

Absolute Constraints

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

alternative use:

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

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

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 5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

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

Ownership: Private 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

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

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: 100-200m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 2974

Source: Housing Monitor

HM Ref: 20073

UCS Character Area: ARTERIAL ROUTE

Address: 124 & 126 LISBURN ROAD

Postcode: BT9

District Electoral Area: BOTANIC

Area Working Group: SOUTH

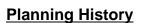
Site Area (ha): 0.0454

Current Land Use: Underutilised site

Description: No recent planning ref on portal. Historical HM

ref for 6 units.

Site Capacity: 6



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

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

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0454

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT

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:

10Min WALK **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: Yes Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 6

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2975

Source: Housing Monitor

HM Ref: 20576
UCS Character Area: WIDER CITY

Address: 130 STRANMILLIS ROAD AND 1&3

RIDGEWAY STREET

Postcode: BT9

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0419

Current Land Use: Underutilised site

Description: Currenty under development fo

Currenty under development for (Z/2010/1433/F) Erection of 8 no 2 bed apartments, 2 car parking spaces and onstreet parking. (Amended Scheme)

Site Capacity: 5



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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

alternative use:

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0419

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR 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:

10Mins+ WALK **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

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

Potential for Ransom Strips: No Ownership: Private Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 5

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2979

Source: Housing Monitor

HM Ref: 18949

UCS Character Area: CITY CENTRE

78-80 & 22-32 SANDY ROW & Address:

WELLWOOD STREET

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0377 Site Area (ha):

Current Land Use:

Site has been developed for a supermarket under planning ref Z/2013/1248/F -remove from capacity study. Description:

Site Capacity: 13

Planning History

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

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.: Z/2013/1248/F Other use Proposal Description: Supermarket.





Land Use Zoning

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

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

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:** 200-400m **Monument Record:** NONE

Residential Area Characteristics:

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 13

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:47:22 AM Ref: 2979 Page 2 of 2

Site Information

UCS Unique Ref 2981

Source: Housing Monitor

HM Ref:

UCS Character Area: ARTERIAL ROUTE

DERRYVOLGIE HOUSE 75-75A MALONE Address:

ROAD

Postcode: BT 138 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.1526 **Current Land Use:** Vacant site

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 Description:

associated uses.

Site Capacity:



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 No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1526

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Low density Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT

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:

10Mins+ WALK **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

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

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

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

Refined Density Assumption:

Housing Yield: 12

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2987

Source: Housing Monitor

HM Ref: 12338

UCS Character Area: CITY CENTRE

Address: 78 & 37 COLLEGE AVENUE AND

COLLEGE STREET

Postcode: BT1

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.2537

Current Land Use: Surface level car park

Description: Remove - site being developed for student

accommodation.

Site Capacity: 55





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.: Z/2013/1063/F - LA04/2015/0419/F

Other use Proposal Description: Student accommodation.

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for Yes

alternative use:

Historic Park, Garden and Demesne: NONE

 Urban Landscape Wedge:
 NONE

 Area of Existing Open Space:
 NONE

 Potential Open Space:
 NONE

Potential 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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 200-400m CONSIDERABLE **Monument Record:**

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

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

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Site Information

UCS Unique Ref 2990

Source: Housing Monitor

HM Ref: 20574

UCS Character Area: CITY CENTRE

LANDS AT HOWARD STREET SOUTH, Address:

ORMEAU ROAD & DONEGA

Postcode: **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 granted for residential use:



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

Z/2011/0615/F Other use Planning Reference No.: Other use Proposal Description: Temporary car wash.





Land Use Zoning

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

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 NONE **Special Protection Area:** 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 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation No Importance: Residential Area Characteristics: High density VERY FAR

AQMA: MINOR Distance from Arterial Route: 200-400m

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: CONSIDERABLE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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

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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:

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Site Information

UCS Unique Ref 2992

Source: Housing Monitor

HM Ref: 21227 **UCS Character Area:** INNER CITY

FACTORY SITE NORTH WEST OF Address:

MALDON STREET AND MONAR

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.9997 **Current Land Use:** Vacant site

Former factory on site. Now cleared however the HM ref must relate to an historical Description:

approval. Unclear whether this would remain

Site Capacity:



1:500

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 NONE **Potential Open Space:** NONE Land identified for Health Use:

River (Fluvial) Floodplain: CONSIDERABLE

NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.9997

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation VERY CLOSE **Protected Route:** Importance:

Distance from Arterial Route: 100m-200 SIGNFICIANT AQMA: VERY CLOSE **Highway Access to Site: 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

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

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

Potential for Ransom Strips: No Ownership: Private Willing Owner: Unknown

Achievability

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

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 131 **Potential Housing Type:** Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 2993

Source: Housing Monitor

HM Ref: 18911 **UCS Character Area:** INNER CITY

20 CROMWELL ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0098 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Listed Building. WillNOR Walking Distance to dry define.

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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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 / BT13District Electoral Area:BOTANICArea Working Group:SOUTHSite 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 granted for residential use: Yes

UCS Residential Planning Reference No.: HM site

Planning granted for employment use: No

Employment Planning Reference No.:

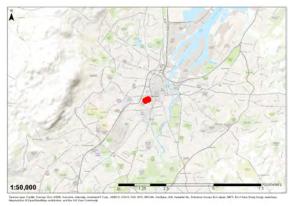
Employment Planning Proposal Description:

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:NoMixed Zoning:NoHousing 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 NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.84

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE **Listed Building:** SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: Unknown Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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:

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Site Information

UCS Unique Ref 2998

Source: Housing Monitor

HM Ref: 11333 **UCS Character Area:** WIDER CITY

RIDDELL HALL, STRANMILLIS ROAD Address:

BT 010/4 Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.9014

Current Land Use: Underutilised site

Land zoned for housing however no evidence of the intention to develop. No planning Description:

permission in place.

Site Capacity:

Planning History

Planning granted for residential use: No

UCS Residential Planning Reference No.:

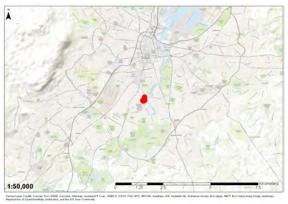
Planning granted for employment use:

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 NONE Mixed Zoning:

Housing Zoning: SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

SIGNFICIANT

Residential Area Characteristics: Site of Local Nature Conservation

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: ADJACENT Conservation Area:** SIGNFICIANT

Protected Route:

Medium density

VERY FAR

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:

10Mins+ WALK **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

Importance:

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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:

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Site Information

UCS Unique Ref 2999

Source: Housing Monitor

HM Ref: 13017 **UCS Character Area:** INNER CITY

14 WELLINGTON PARK Address:

Postcode: **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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: 100-200m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

10Min WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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1:500

Site Information

UCS Unique Ref 3000

Source: Housing Monitor

HM Ref: 12524

UCS Character Area: CITY CENTRE

LAND BETWEEN UTILITY STREET & Address:

EUREKA DRIVE

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.1891 **Current Land Use:** Vacant site

Description: Site remain derelict and overgrown.

33 Site Capacity:



Planning History

Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2014/0107/F

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No Mixed Zoning: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Potential Open Space:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

NONE Area of Existing Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

Residential Area Characteristics:

Walking Distance to City Centre:

Protected Route:

Medium density

CITY CENTRE

No

CLOSE

NONE

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

Listed Building: SERIOUS **Enhancements to the Proposed** NONE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant Yes Multiple Ownerships: Nο Site for Sale:

Potential for Ransom Strips: Ownership: Private 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: Nο

Phase: Comments:

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Site Information

UCS Unique Ref 3003

Source: Housing Monitor

HM Ref: 288

UCS Character Area: INNER CITY

Address: 159-163 UNIVERSITY STREET

Postcode: BT7

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0198

Current Land Use: Vacant site

Description: Site cleared and looks like development has

commenced.

Site Capacity: 15



Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:



Land Use Zoning

Employment Zoning:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Size of Site Retained:

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

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0.0198

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant No No Site for Sale: Multiple Ownerships:

Potential for Ransom Strips: No Ownership: Private Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 15

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:45 AM Ref: 3003 Page 2 of 2

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

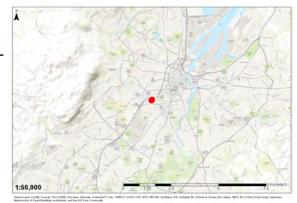
Site Area (ha): 0.3077

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200

Residential Area Characteristics:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

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:

4/19/2018 9:39:40 AM Ref: 3009 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 200-400m

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

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:55 AM Ref: 3011 Page 2 of 2

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: SIGNFICIANT Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 200-400m

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: CONSIDERABLE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

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:** 100-200m **Monument Record:** NONE

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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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 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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0305

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE

VERY CLOSE **Highway Access to Site: 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

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant No No Site for Sale: Multiple Ownerships:

Potential for Ransom Strips: No Ownership: Private Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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:

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Site Information

UCS Unique Ref 3018

Source: Housing Monitor

HM Ref: 12191

CITY CENTRE **UCS Character Area:**

2-8 BOTANIC AVENUE, 1-13 DONEGALL Address:

BT7 Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0668 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:**

VERY FAR 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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 32

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3019

Source: Housing Monitor

HM Ref: 20114 **UCS Character Area:** WIDER CITY

34 & 36 SANS SOUCI PARK Address:

Postcode: BOTANIC **District Electoral Area:** Area Working Group: SOUTH Site Area (ha): 0.0604

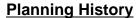
Current Land Use: Underutilised site

Recent application for (LA04/2017/1983/F) Change of use from HMO to 3 No. apartments Description:

(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:



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 No

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Nο

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Area of Townscape Character:

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

Distance from Arterial Route: 100m-200 AQMA: NONE **Conservation Area:** SIGNFICIANT Highway Access to Site: VERY CLOSE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Site Information

UCS Unique Ref 3020

Source: Housing Monitor

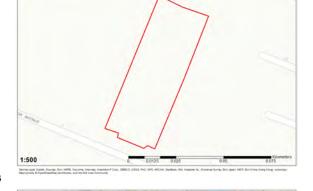
HM Ref: 12253 **UCS Character Area:** WIDER CITY

18 WINDSOR AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.2154 **Current Land Use:** Vacant site

Building appears to be vacant. HM refers to 6 units. Current application pending for Development of 30 apartments (LA04/2016/0775/F) Description:

Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2016/0775/F

Planning granted for employment use:

Employment Planning Reference No.:

Employment 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 No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.2154

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation VERY FAR

Protected Route: Importance: **Distance from Arterial Route:** WITHIN 100m NONE

AQMA: VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT 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:

10Min WALK **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

MINOR

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: 100m-200 AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 100-200m NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: CONSIDERABLE

Listed Building: SERIOUS Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 20

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:12 AM Ref: 3021 Page 2 of 2

Site Information

UCS Unique Ref 3022

Source: Housing Monitor

HM Ref: 12230

ARTERIAL ROUTE **UCS Character Area:**

301-303 DONEGALL ROAD Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0591 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** CLOSE

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:43:09 AM Ref: 3022 Page 2 of 2

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 Yes

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m

Residential Area Characteristics:

Monument Record: NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: CITY CENTRE

Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? 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:

4/19/2018 9:46:31 AM Ref: 3023 Page 2 of 2

Site Information

UCS Unique Ref 3029

Source: Housing Monitor

HM Ref: 13173 **UCS Character Area:** INNER CITY

54 ULSTERVILLE AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0681

Current Land Use: Underutilised site

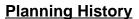
No ref on portal to app for 11 units. Must be an historical permission. More recent Description:

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:



Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

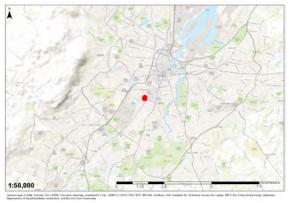
Employment Planning Reference No.:

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 NONE **Housing Zoning:**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for Yes

alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Nο

Size of Site Retained:

Site Suitability Assessment

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: FAR 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

5Min CYCLE **Cycling Distance to City Centre:**

Walking Distance to City Centre: 5Min WALK **Listed Building:** MINOR

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability:** Ongoing use not expected to cease

Site for Sale: No **Multiple Ownerships:** No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Neighbourhood Renewal Area:

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? No Is the Site Achievable? Yes

Yield, Phasing & Type

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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:	

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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:NONEMixed Zoning:NONEHousing 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: No Size of Site Retained: 0

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 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:

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Site Information

UCS Unique Ref 3034

Source: Housing Monitor

HM Ref: 18780 **UCS Character Area:** INNER CITY

TO THE REAR OF 81-87 RUGBY Address:

AVENUE

Postcode: **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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Residential Area Characteristics:

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 5Min WALK

Listed Building: NONE Walking Distance to City Centre: **Enhancements to the Proposed Tidal Flood Plain:** NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3035

Source: Housing Monitor

HM Ref: 18713 **UCS Character Area:** INNER CITY

39-43 AGINCOURT AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0365 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: CONSIDERABLE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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

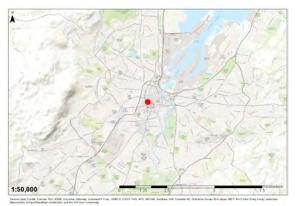
Site Area (ha): 0.1149

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:NoMixed Zoning:NoHousing 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1149

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District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Commercial NONE

NONE

Residential Area Characteristics: High density Site of Local Nature Conservation

Protected Route: CLOSE Importance:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** SIGNFICIANT 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:

CITY CENTRE **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: No

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? 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.

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Site Information

UCS Unique Ref 3038

Housing Monitor Source:

HM Ref: 18326

UCS Character Area: CITY CENTRE

116 DONEGALL PASS Address:

BT 118 Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0440

Underutilised site **Current Land Use:**

Description: Site remains vacant. Historical HM ref, no

applications approved since 2010.

Site Capacity: 11



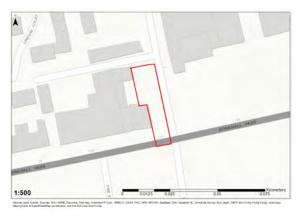
Planning granted for residential use: **UCS Residential Planning Reference No.:** Historical Planning granted for employment use: No

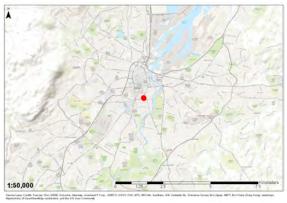
Employment Planning Reference No.:

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: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained:

0.044

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Medium density

VERY FAR

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE CITY CENTRE **Listed Building:** MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: CONSIDERABLE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No **Potential for Ransom Strips:** No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 11

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 3041

Source: Housing Monitor

HM Ref: 20570

UCS Character Area: CITY CENTRE

SITES 3 & 4 CITYLINK BUSINESS PARK Address:

ALBERT STREET

Postcode: CC 031 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.3046 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 200-400m AQMA: **SERIOUS** ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 133

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

Residential Area Characteristics:

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Terrace

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE
Potential Open Space: NONE
Land identified for Health Use: NONE

River (Fluvial) Floodplain: SIGNFICIANT

Special Protection Area:NONERAMSAR:NONESite Retained for further assessment:YesSize of Site Retained:0.4265

Site Suitability Assessment

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commercial Area:
 NONE
 Known Contamination and Ground
 No

nopping / Commerical Area: NONE Known Contamination and Ground Stability Issues:

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY CLOSE

Distance from Arterial Route: 200-400m AQMA: SIGNFICIANT 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

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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

Phase: Comments:

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

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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

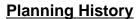
Current Land Use: Surface level car park

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 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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified 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

District Centre: No **Utilities on Site:** None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

LLPA: NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

High density

Distance from Arterial Route: 100m-200 AQMA: SIGNFICIANT **Conservation Area:** NONE **Highway Access to Site:** VERY CLOSE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ NONE Monument Record:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE Walking Distance to City Centre: CITY CENTRE

Listed Building: SERIOUS

Tidal Flood Plain: NONE **Enhancements to the Proposed** Transport Network (BRT, Road Surface Water: MINOR

Improvements:

Flat

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:**

Site for Sale: **Multiple Ownerships:** No

Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE) Ownership:

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:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VER

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 200-400m

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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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

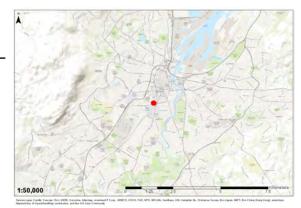
Site Area (ha): 0.0190

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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 cark would be suitable for either residential of employment use. HM ref appears to be historical and the outline different from existing site.

Site Capacity: 27



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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for No

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified 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

No **District Centre:** Shopping / Commerical Area: NONE **Known Contamination and Ground** Yes

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation

Importance:

AQMA: NONE

Conservation Area: NONE ASSSI: NONE NONE Monument Record: Neighbourhood Renewal Area: NONE

Listed Building: NONE **Tidal Flood Plain:** NONE

Surface Water: MINOR

Topography: Flat **Utilities on Site:** None

Stability Issues:

Neighbouring Area Characteristics: Commercial

Residential Area Characteristics: High density

Protected Route: CLOSE

Distance from Arterial Route: 400m+ **Highway Access to Site:** VERY CLOSE

Distance from Bus Stop: WITHIN 100m **Distance from Train Halt:** 100-200m

Cycling Distance to City Centre: CITY CENTRE Walking Distance to City Centre: CITY CENTRE

Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Availability

Planning History: **Current Availability:** Vacant Site for Sale: **Multiple Ownerships:** No Potential for Ransom Strips: No Public Sector (DSD/BCC/NIHE) Ownership:

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:

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Site Information

UCS Unique Ref 3056

Source: Housing Monitor

HM Ref: 20548

UCS Character Area: CITY CENTRE

HOPE STREET, 7-13 LINCOLN PLACE AND 1-17 ST ANDREW Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0885 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+

Highway Access to Site: VERY CLOSE Conservation Area: NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: **SERIOUS**

Residential Area Characteristics:

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 130

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY FAR 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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3059

Source: Housing Monitor

HM Ref: 19547

UCS Character Area: CITY CENTRE

Address: 1-5 GAFFIKIN STREET

Postcode: BT12

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0553

Current Land Use: Underutilised site

Description:Building currently in use for tyre centre. High density residential development adjacent. site

would be suitable for residential.

LA04/2015/0617/O - more recent application

for 42 apts.

Site Capacity: 51



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2010/0777/F / LA04/2015/06

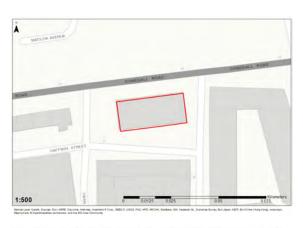
Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0553

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District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: High density

Importance: Protected Route: FAR

Distance from Arterial Route: 100m-200 AQMA: NONE **Conservation Area:** NONE **Highway Access to Site:** VERY CLOSE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 100-200m NONE Monument Record:

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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:

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Traveller Site: No

Phase: Comments:

Ref: 3059

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Site Information

UCS Unique Ref 3061

Source: Housing Monitor

HM Ref: 12252
UCS Character Area: WIDER CITY

Address: 19A WINDSOR AVENUE

Postcode: BT9

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.1251

Current Land Use: Vacant site

Description: 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

Site Capacity: 7

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: No

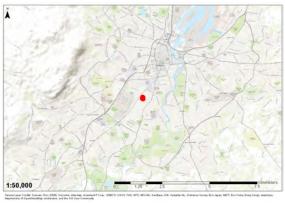
Employment Planning Reference No.:

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for No

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1251

No **District Centre: Utilities on Site:** None Shopping / Commerical Area: NONE Known Contamination and Ground No

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

LLPA: NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation VERY FAR

Stability Issues:

Protected Route: Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE **Conservation Area:** SIGNFICIANT Highway Access to Site: ADJACENT 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**

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Slightly sloping

Availability

Planning History: **Current Availability:** Expected to cease

Site for Sale: No **Multiple Ownerships:** No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3065

Source: Housing Monitor

HM Ref: 12389

UCS Character Area: CITY CENTRE

FITZWILLIAM TERRACE, BOTANIC Address:

AVENUE

Postcode: BT 118 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.2534 **Current Land Use:** Vacant site

Railway appears to run underneath the site. Site zoned for housing (committed housing site) - historical planning app. Description:

Site Capacity: 92



Planning granted for residential use: **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: Nο **Housing Zoning:**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.2534

District Centre: Utilities on Site: Major constraint

Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant No No Site for Sale: Multiple Ownerships:

Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 92

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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Site Information

UCS Unique Ref 3069

Source: Housing Monitor

HM Ref: 20917

UCS Character Area: CITY CENTRE

Address: LANDS AT 2-8 BOTANIC AVE AND 1-13

DONEGALL PASS

Postcode: BT 118

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.0954

Current Land Use: Vacant site

Description: Site remains vacant. Historical HM ref.

Site Capacity: 32





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for N

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0954

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: 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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

Medium density

VERY FAR

CITY CENTRE **Listed Building:** CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 32

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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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 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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for N

alternative use:

Size of Site Retained:

Historic Park, Garden and Demesne: NONE
Urban Landscape Wedge: NONE

Area of Existing Open Space:

Potential Open Space:

NONE
Land identified for Health Use:

NONE
River (Fluvial) Floodplain:

Special Protection Area:

NONE
RAMSAR:

NONE
Site Retained for further assessment:

Yes

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0.0193

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

Residential Area Characteristics:

Protected Route:

Medium density

CLOSE

NONE

Site of Local Nature Conservation

Importance:

Distance from Arterial Route: WITHIN 100m NONE AQMA: VERY CLOSE **Highway Access to Site: 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 **Listed Building:** NONE Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Expected to cease

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: May come forward but will require some form of public sector support (social

housing etc.)

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

No **Traveller Site:**

Phase: Comments:

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Site Information

UCS Unique Ref 3073

Source: Housing Monitor

HM Ref: 20888

UCS Character Area: CITY CENTRE

Address: LAND AT POSNETT STREET,

CHAMBERS STREET & RATCLIFF

BT 118 Postcode: BOTANIC **District Electoral Area:** Area Working Group: SOUTH Site Area (ha): 0.7806 **Current Land Use:** Vacant site

Description: 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.

Site Capacity:



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: **Housing Zoning:** Yes

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for No

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.7806

District Centre: No Utilities on Site: Minor constraint

Shopping / Commerical Area: NONE Known Contamination and Ground No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 100m-200

Conservation Area: NONE **Highway Access to Site:** ADJACENT Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** WITHIN 100m NONE Monument Record: **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area: NONE

Listed Building: CONSIDERABLE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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

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:

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Site Information

UCS Unique Ref 3075

Source: Housing Monitor

HM Ref: 20092
UCS Character Area: INNER CITY

Address: 56 & 60 ULSTERVILLE AVENUE

Postcode: BT9

District Electoral Area: BOTANIC

Area Working Group: SOUTH

Site Area (ha): 0.1877

Current Land Use: Underutilised site

Description: A large portion of the site is occupied by a

crèche

Site Capacity: 15





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Historical

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Yes

Other use Planning Reference No.:

Other use Proposal Description: Creche

Land Use Zoning

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for Yes

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: No

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:100-200mMonument Record:NONEDistance from Train Halt:400m+

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

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: 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:

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Site Information

UCS Unique Ref 3077

Source: Housing Monitor

HM Ref: 21454

UCS Character Area: CITY CENTRE

160 - 174 SANDY ROW Address:

Postcode: BT12 **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0662 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m **Monument Record:** NONE

Residential Area Characteristics:

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE

CITY CENTRE Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Residential Area Characteristics:

Conservation Area:SIGNFICIANTHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:100-200mMonument Record:NONEDistance from Train Halt:400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SIGNFICIANT Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road
Surface Water: MINOR Improvements:

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:

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Site Information

UCS Unique Ref 3086

Source: Housing Monitor

HM Ref: 21479

UCS Character Area: ARTERIAL ROUTE

137 - 141 ORMEAU ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.1003

Current Land Use:

DEVELOPMENT COMPLETED AND Description:

OCCUPIED.

Site Capacity: 15



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Other use Planning Reference No.: Other use Proposal Description:





Land Use Zoning

Employment Zoning: NONE NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: No Size of Site Retained: 0

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY FAR

AQMA: SERIOUS Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 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:

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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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY FAR

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 200-400m

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 200-400m

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre:

5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

MINOR

Availability

Listed Building:

Topography:

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:45:39 AM Ref: 3096 Page 2 of 2

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

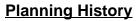
Site Area (ha): 0.0774

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 granted for residential use: Ye

UCS Residential Planning Reference No.: Z/2013/1009/F

Planning granted for employment use: No

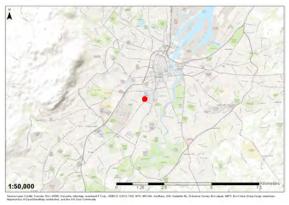
Employment Planning Reference No.:

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0774

Site Suitability Assessment

District Centre: Utilities on Site: None

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR 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

5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Walking Distance to City Centre: 5Min WALK **Listed Building:** SIGNFICIANT

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Flat Topography:

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

Site for Sale: No **Multiple Ownerships:** No Potential for Ransom Strips: No

Ownership: Private 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

Yes

Yield, Phasing & Type

4/19/2018 9:41:33 AM Ref: 3097 Page 2 of 3

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:	

4/19/2018 9:41:33 AM Ref: 3097 Page 3 of 3

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

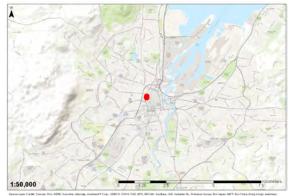
Site Area (ha): 0.2311

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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 200-400m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 66

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:20 AM Ref: 3099 Page 2 of 2

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:
Importance: Protected Route:

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE

FAR

ASSSI: NONE Distance from Bus Stop: 400m+
Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3115

Source: Housing Monitor

HM Ref: 20871
UCS Character Area: WIDER CITY

Address: 11 ANNADALE AVENUE

Postcode: BT7

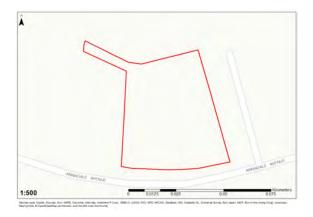
District Electoral Area: LISNASHARRAGH

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA:NONEDistance from Arterial Route:100m-200Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: SIGNFICIANT Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

nullace water.

Availability

Topography:

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: 17

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:37:51 AM Ref: 3115 Page 2 of 2

Site Information

UCS Unique Ref 3116

Source: Housing Monitor

HM Ref: 11142 WIDER CITY **UCS Character Area:**

46A FLORENCEVILLE AVENUE Address:

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group: **EAST** 0.1915 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Surface Water.

Availability

Topography:

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:45:23 AM Ref: 3116 Page 2 of 2

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3120

Source: Housing Monitor

HM Ref: 19696 WIDER CITY **UCS Character Area:**

CAROLAN HOUSE, ROSSMORE DRIVE Address:

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group: **EAST** 0.1758 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:
Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY FAR

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 100m-200

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:09 AM Ref: 3123 Page 2 of 2

Site Information

UCS Unique Ref 3128

Source: Housing Monitor

HM Ref: 12988
UCS Character Area: WIDER CITY

Address: 2A MILLAR STREET

Postcode: BT6

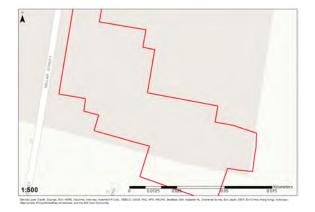
District Electoral Area: LISNASHARRAGH

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 200-400m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:42:59 AM Ref: 3128 Page 2 of 2

Site Information

UCS Unique Ref 3136

Source: Housing Monitor

HM Ref: 19522

UCS Character Area: ARTERIAL ROUTE 410 ORMEAU ROAD Address:

Postcode:

District Electoral Area: LISNASHARRAGH

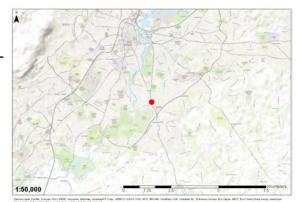
Area Working Group: **EAST** 0.0449 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** FAR

Importance:

Distance from Arterial Route: WITHIN 100m AQMA: MINOR VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:44:34 AM Ref: 3136 Page 2 of 2

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

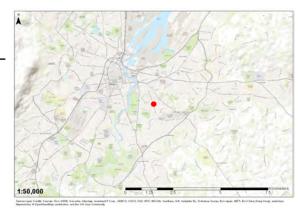
Area Working Group: EAST
Site Area (ha): 0.0563

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:41:19 AM Ref: 3137 Page 2 of 2

Site Information

UCS Unique Ref 3138

Source: Housing Monitor

HM Ref: 20138 **UCS Character Area:** WIDER CITY

120-128 ORBY DRIVE Address:

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group: **EAST** Site Area (ha): 0.1555

Current Land Use: Underutilised site

Development of 19No. 2 bedroom apartments with associated site works (renewal of Description:

Z/2013/0841/O)

Site Capacity: 19



Planning History

Planning granted for residential use:

LA04/2017/1447/O **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: Nο **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

Historic Park, Garden and Demesne: 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

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route:

FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Ongoing use not expected to cease

Multiple Ownerships: Yes Site for Sale: Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 19

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments: Application currently pending.

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

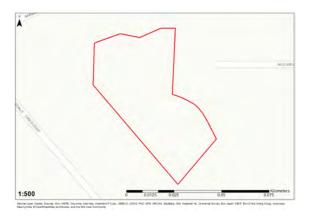
District Electoral Area: LISNASHARRAGH

Area Working Group: EAST
Site Area (ha): 0.2804

Current Land Use:

Description:

Site Capacity: 8



Planning History

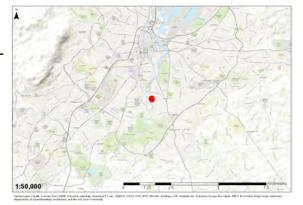
Planning granted for residential use: Yes

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 400m+

Residential Area Characteristics:

Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:100-200mMonument Record:NONEDistance from Train Halt:400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 8

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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

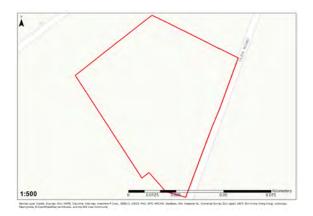
District Electoral Area: LISNASHARRAGH

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3151

Source: Housing Monitor

HM Ref: 18089 **UCS Character Area:** WIDER CITY

LADAS DRIVE BETWEEN BELLS Address:

BRIDGE ROUNDABOUT AND AL

Postcode:

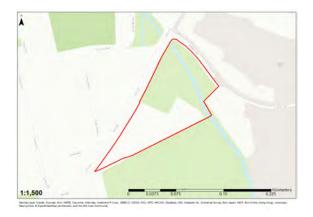
District Electoral Area: LISNASHARRAGH

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: **SERIOUS** NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: CONSIDERABLE Improvements:

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: 47

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3152

Source: Housing Monitor

HM Ref: 20049 **UCS Character Area:** WIDER CITY

ST. ANDREWS & KNOCKBREDA Address:

CHURCH ROSETTA ROAD

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group: EAST 0.3829 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics:

VERY CLOSE

AQMA: NONE Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 29

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:47:02 AM Ref: 3156 Page 2 of 2

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

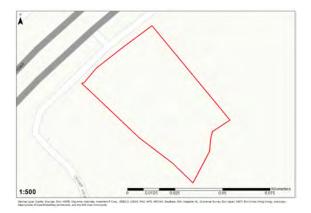
District Electoral Area: LISNASHARRAGH

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 22

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:38:24 AM Ref: 3157 Page 2 of 2

Site Information

UCS Unique Ref 3158

Source: Housing Monitor

HM Ref: 20821 **UCS Character Area:** WIDER CITY

LISNASHARRAGH HIGH SCHOOL, Address:

STIRLING AVENUE

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group: EAST Site Area (ha): 1.8964 **Current Land Use:** Vacant site

Site currently comprises former lisnasharragh secondary school with capability to deliver a Description:

high residential capacity.

Proposed erection of 24 semi-detached dwellings and 6 complex-needs bungalows

Site Capacity:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2016/1100/F

No Planning granted for employment use:

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No Mixed Zoning: No **Housing Zoning:** No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: 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

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY CLOSE

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

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History:1. Site has full planning permission for housingCurrent 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

4/19/2018 9:53:28 AM Ref: 3158 Page 2 of 3

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:

4/19/2018 9:53:28 AM Ref: 3158 Page 3 of 3

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

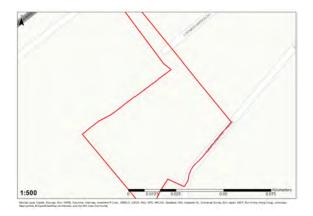
District Electoral Area: LISNASHARRAGH

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:46 AM Ref: 3162 Page 2 of 2

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

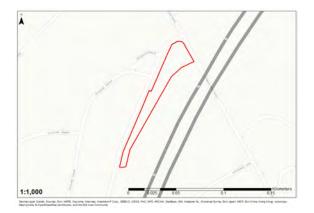
Area Working Group: WEST

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: **SERIOUS** NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: SIGNFICIANT **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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:54:09 AM Ref: 3167 Page 2 of 2

Site Information

UCS Unique Ref 3170

Source: Housing Monitor

HM Ref: 18053 **UCS Character Area:** WIDER CITY

LAND TO SOUTH EAST OF RIVERSIDE Address:

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

MINOR

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 200-400m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: **SERIOUS** 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:52 AM Ref: 3170 Page 2 of 2

Site Information

UCS Unique Ref 3172

Source: Housing Monitor

HM Ref: 21063 **UCS Character Area:** WIDER CITY

LANDS ADJACENT TO FORD VISTEON Address:

PLANT FINAGHY ROAD

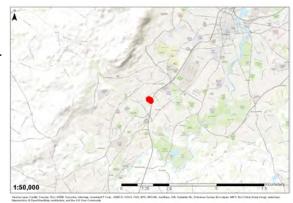
Postcode: BT 086 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.9169

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: MINOR Distance from Arterial Route: 400m+

Residential Area Characteristics:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 53

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:13 AM Ref: 3172 Page 2 of 2

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

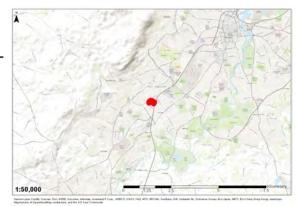
Site Area (ha): 2.4514

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

AQMA: MINOR Distance from Arterial Route: 400m+

Residential Area Characteristics:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 46

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3175

Source: Housing Monitor

HM Ref: 21482 **UCS Character Area:** WIDER CITY

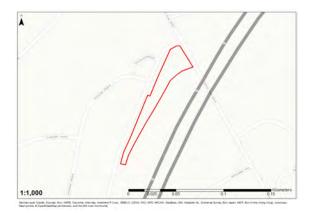
LANDS AT THE JUNCTION OF SERVICE ROAD INTO FORMER Address:

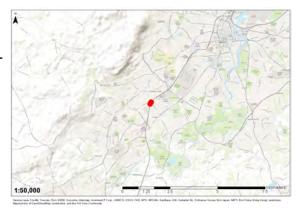
Postcode: BT 086 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.1645

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: **SERIOUS** NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: SIGNFICIANT **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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3177

Source: Housing Monitor

HM Ref: 18354
UCS Character Area: WIDER

UCS Character Area: WIDER CITY

Address: 265-267 KINGSWAY

Postcode: BT17

District Electoral Area: COLLIN

Area Working Group: WEST

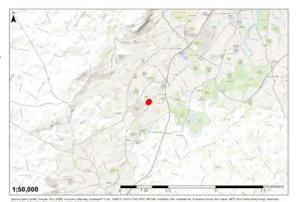
Site Area (ha): 0.1974

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

inportance.

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:42:31 AM Ref: 3177 Page 2 of 2

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

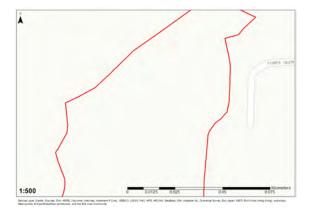
Area Working Group: WEST

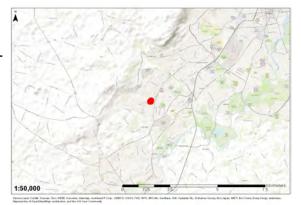
Site Area (ha): 0.7037

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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

MINOR

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:**

Importance: **Distance from Arterial Route:** 400m+ AQMA: NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE

VERY FAR

WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 21

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:49:55 AM Ref: 3178 Page 2 of 2

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

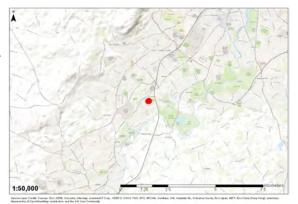
Site Area (ha): 0.3524

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: MINOR

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE

Importance:

Residential Area Characteristics:

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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:45:30 AM Ref: 3179 Page 2 of 2

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

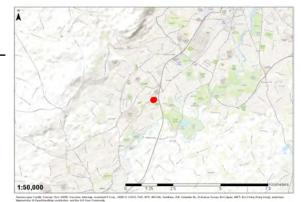
Site Area (ha): 0.3747

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: CONSIDERABLE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 57

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:22 AM Ref: 3180 Page 2 of 2

Site Information

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

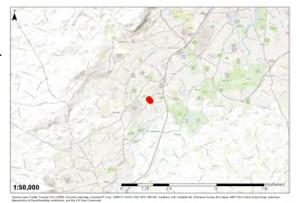
Site Area (ha): 0.6519

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 21

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:42:24 AM Ref: 3182 Page 2 of 2

Site Information

UCS Unique Ref 3184

Source: Housing Monitor

HM Ref: 20976

UCS Character Area: WIDER CITY - OUTSIDE

Address: LAND NORTHWEST OF 32 LAGMORE

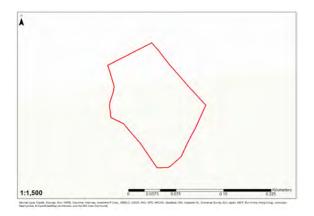
ROAD

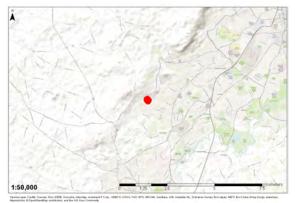
Postcode: ML 17
District Electoral Area: COLLIN
Area Working Group: WEST
Site Area (ha): 1.8237

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 28

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:35 AM Ref: 3184 Page 2 of 2

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

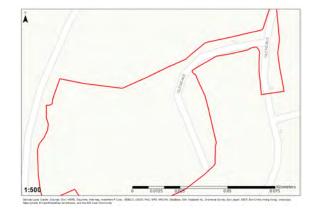
Area Working Group: WEST

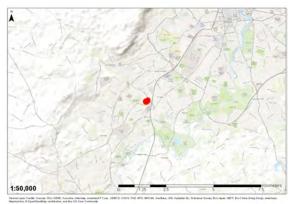
Site Area (ha): 0.6253

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: NONE Improvements:

Availability

Topography:

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:

4/19/2018 9:49:56 AM Ref: 3185 Page 2 of 2

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

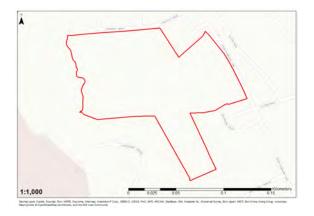
Area Working Group: WEST

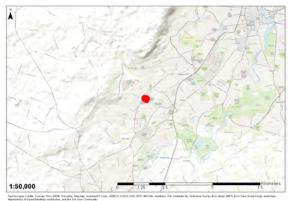
Site Area (ha): 1.5621

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 SERIOUS
 Cycling Distance to City Centre:
 10Mins+ CYCLE

 Listed Building:
 CONSIDERABLE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 49

Potential Housing Type: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:56 AM Ref: 3186 Page 2 of 2

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

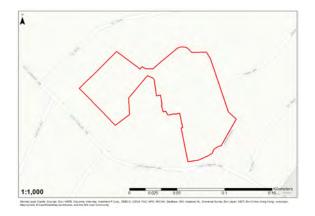
Area Working Group: WEST

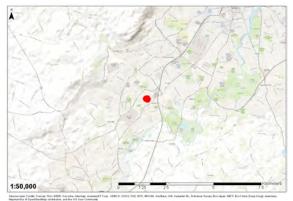
Site Area (ha): 0.9063

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Infrastructure Constraints - Waste Water Treatment System:

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 47

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:49:46 AM Ref: 3188 Page 2 of 2

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

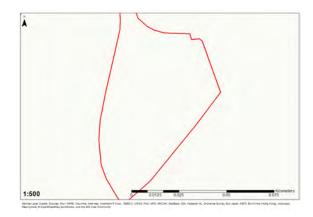
Area Working Group: WEST

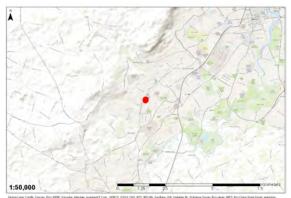
Site Area (ha): 0.3952

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Yes Utilities on Site:

Shopping / Commerical Area: SIGNFICIANT Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Mins+ CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:00 AM Ref: 3195 Page 2 of 2

Site Information

UCS Unique Ref 3196

Source: Housing Monitor

HM Ref: 20857 **UCS Character Area:** WIDER CITY

LAND TO SOUTH OF AREEMA DRIVE Address:

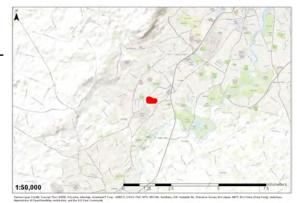
Postcode: ML 09 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 1.7642

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

SIGNFICIANT

Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 44

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:55 AM Ref: 3196 Page 2 of 2

Site Information

UCS Unique Ref 3198

Source: Housing Monitor

HM Ref: 20856

UCS Character Area: WIDER CITY

LAND AT 1 - 4 JASMINE WAY, TWINBROOK Address:

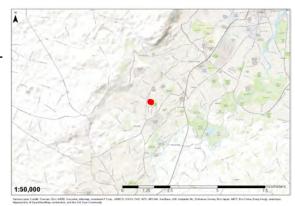
BT17 Postcode: **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.3144

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: FAR 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 19

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:50:30 AM Ref: 3198 Page 2 of 2

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

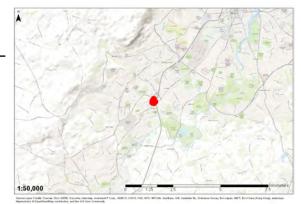
Site Area (ha): 2.7159

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

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: 100-200m CONSIDERABLE **Monument Record:**

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 111

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:48:12 AM Ref: 3201 Page 2 of 2

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

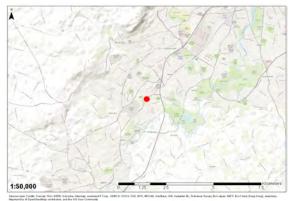
Site Area (ha): 0.1050

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA:NONEDistance from Arterial Route:400m+Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: SERIOUS Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:42:14 AM Ref: 3203 Page 2 of 2

Site Information

UCS Unique Ref 3204

Source: Housing Monitor

HM Ref: 18100

STRATEGIC CENTRE **UCS Character Area:**

LAND ON GLENBURN ROAD Address:

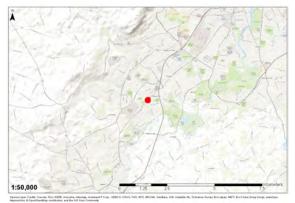
Postcode: BT17 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.2040

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:51:37 AM Ref: 3204 Page 2 of 2

Site Information

UCS Unique Ref 3205

Source: Housing Monitor

HM Ref: 17237 **UCS Character Area:** WIDER CITY

LAND TO THE REAR OF 54 AND 56 Address:

BROOM PARK

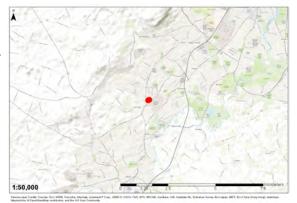
Postcode: ML 15 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.3354

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Mins+ CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: Townhouse

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:00 AM Ref: 3205 Page 2 of 2

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

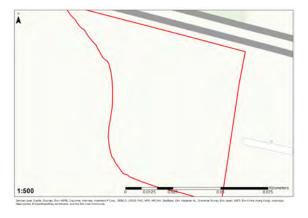
Area Working Group: WEST

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: 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

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

VERY CLOSE Importance:

Residential Area Characteristics:

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:** 200-400m **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:05 AM Ref: 3207 Page 2 of 2

Site Information

UCS Unique Ref 3208

Source: Housing Monitor

HM Ref: 16530

STRATEGIC CENTRE **UCS Character Area:** 12 - 14 GLEBE ROAD Address:

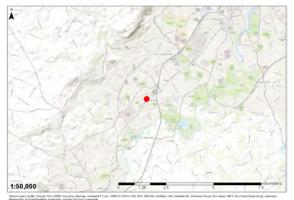
Postcode: BT17 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.0835

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: SIGNFICIANT

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY CLOSE

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:** 100-200m **Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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:

4/19/2018 9:38:12 AM Ref: 3208 Page 2 of 2

Site Information

UCS Unique Ref 3217

Source: Housing Monitor

HM Ref: 12566 **UCS Character Area:** WIDER CITY

VACANT LAND AT KILWEE, UPPER Address:

DUNMURRY LANE

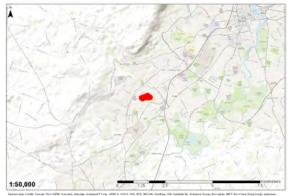
Postcode: ML 14 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 2.9735

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 107

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:21 AM Ref: 3217 Page 2 of 2

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

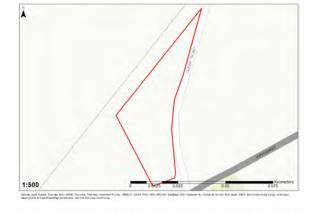
Area Working Group: WEST

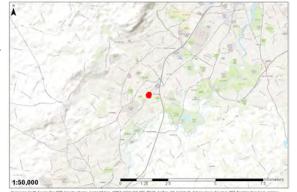
Site Area (ha): 0.1561

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:NONEMixed Zoning:NONEHousing Zoning:NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 200-400m

Monument Record: NONE Distance from Train Halt: 200-400m

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

 Neighbourhood Renewal Area:
 Cycling Distance to City Centre:
 10Mins+ CYCLE

 Listed Building:
 CONSIDERABLE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:54:55 AM Ref: 3218 Page 2 of 2

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

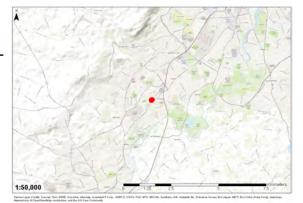
Site Area (ha): 0.0789

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:53:03 AM Ref: 3221 Page 2 of 2

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

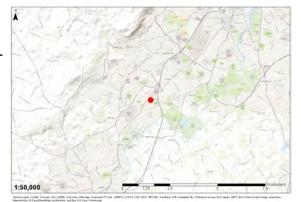
Site Area (ha): 0.0746

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation

Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE 200-400m **Distance from Train Halt: Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 14

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:48 AM Ref: 3222 Page 2 of 2

Site Information

UCS Unique Ref 3223

Source: Housing Monitor

HM Ref: 16646 WIDER CITY **UCS Character Area:**

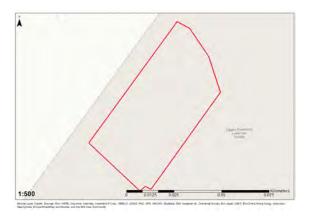
24 BARBOUR GARDENS Address:

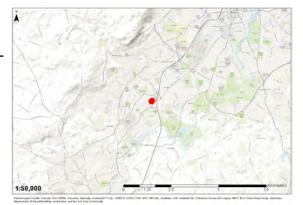
Postcode: BT17 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.3064

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE

Importance:

Residential Area Characteristics:

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:** 100-200m **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 36

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:42:07 AM Ref: 3223 Page 2 of 2

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

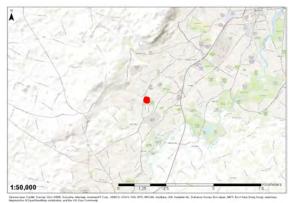
Site Area (ha): 0.7072

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 11

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:52:22 AM Ref: 3226 Page 2 of 2

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

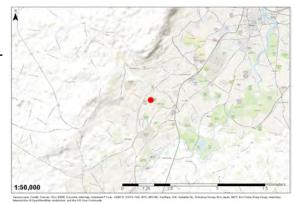
Site Area (ha): 0.1479

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 16

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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

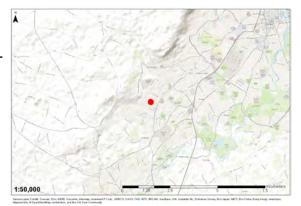
Site Area (ha): 0.2033

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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

MINOR

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

400m+ **Distance from Train Halt: Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3229

Source: Housing Monitor

HM Ref: 20257

UCS Character Area: WIDER CITY - OUTSIDE

SITE EAST OF BALLYGOMARTIN Address:

RESERVOIR, BALLYGOMARTI

Postcode: BT 134 **District Electoral Area:** COURT Area Working Group: WEST Site Area (ha): 3.7001

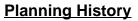
Current Land Use:

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:



Planning granted for residential use:

UCS Residential Planning Reference No.: Z/2012/0117/RM

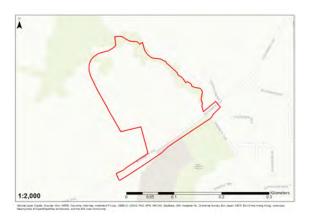
Planning granted for employment use: No

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:**

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 NONE **Special Protection Area:** 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
 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: High density

Importance: Protected Route: CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: MINOR Distance from Train Halt: 400m+

Neighbourhood Renewal Area: SERIOUS Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

 Planning History:
 1. Site has full planning permission for housing
 Current Availability:
 Vacant

Site for Sale:NoMultiple Ownerships:NoOwnership:PrivatePotential 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

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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:	

4/19/2018 9:54:25 AM Ref: 3229 Page 3 of 3

Site Information

UCS Unique Ref 3230

Source: Housing Monitor

HM Ref: 18051 **UCS Character Area:** INNER CITY

LAND AT BEECHMOUNT PASS AND Address:

GORTFIN STREET

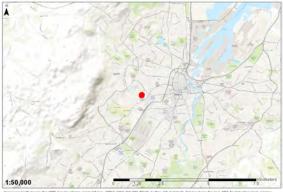
Postcode: BT 128 **District Electoral Area:** COURT Area Working Group: WEST Site Area (ha): 0.1999 **Current Land Use:** Vacant site

Description: Zoned for housing but no current planning

approval in place.

Site Capacity: 17





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: No

Other use Planning Reference No.: Other use Proposal Description:

Land Use Zoning

Employment Zoning: No Mixed Zoning: Nο **Housing Zoning:**

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

NONE

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE

CONSIDERABLE River (Fluvial) Floodplain:

Special Protection Area: NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1999

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics:

Medium density

Site of Local Nature Conservation **Protected Route:** FAR Importance:

Distance from Arterial Route: 200-400m NONE AQMA: ADJACENT **Highway Access to Site: 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

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No **Potential for Ransom Strips:** No Ownership: Public Sector (DSD/BCC/NIHE)

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: 17

Semi-Detached **Potential Housing Type:**

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:50:33 AM Ref: 3230 Page 2 of 2

Site Information

UCS Unique Ref 3231

Source: Housing Monitor

HM Ref: 20489 **UCS Character Area:** WIDER CITY 6 SUFFOLK ROAD Address:

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 NONE Mixed Zoning: **Housing Zoning: MINOR**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: MINOR Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

MINOR

Site of Local Nature Conservation Protected Route: VERY FAR 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

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: **SERIOUS**

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 54

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:46:14 AM Ref: 3231 Page 2 of 2

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 24

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 200-400m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

mprovements

Availability

Topography:

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: 41

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3235

Source: Housing Monitor

HM Ref: 20070
UCS Character Area: WIDER CITY

Address: LANDS TO THE SIDE OF 22 ORBY

CLOSE & ORBY DRIVE

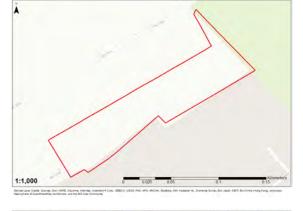
Postcode: BT 010/1

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:NoMixed Zoning:NoHousing Zoning:No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No
Evidence that the site is being developed for

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

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: MINOR

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: CLOSE

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 200-400m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Yes

Availability

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Achievability

Willing Owner:

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: 25
Potential Housing Type: Semi

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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Site Information

UCS Unique Ref 3236

Source: Housing Monitor

HM Ref: 21256

UCS Character Area: CITY CENTRE

ROYAL EXCHANGE (HOUSING) Address:

Postcode:

BOTANIC / CASTLE **District Electoral Area:**

SOUTH Area Working Group: Site Area (ha): 6.1226

Current Land Use: Underutilised site

Description:

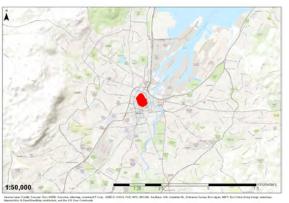
Z/2010/1532/F - Original application -Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices café/bar use, 2 no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and 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 partial reconstruction of notunda 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:





Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

Employment Planning Reference No.:

Employment Planning Proposal Description:

Planning granted for other land use: Part

Other use Planning Reference No.: Z/2010/1532/F

Other use Proposal Description:

Land Use Zoning

Employment Zoning: No Mixed Zoning: Yes
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for No

alternative use:

Size of Site Retained:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE NONE RAMSAR: Site Retained for further assessment: Yes

Site Suitability Assessment

District Centre: No Utilities on Site: Minor constraint

Shopping / Commerical Area: NONE Known Contamination and Ground No

6.1226

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation
Importance:
Protected Route:
CLOSE

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 CONSIDERABLE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Residential Area Characteristics:

Monument Record: SIGNFICIANT Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: SIGNFICIANT Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: MINOR Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

Availability

Topography:

Planning History: 1. Site has full planning permission for housing Current Availability: Expected to cease

Site for Sale:NoMultiple Ownerships:YesOwnership:PrivatePotential for Ransom Strips:Yes

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

4/19/2018 9:53:49 AM Ref: 3236 Page 2 of 3

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 205

Potential Housing Type: Apartment/Flat
Employment Density Assumption: Approved.

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

4/19/2018 9:53:49 AM Ref: 3236 Page 3 of 3

1214

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.

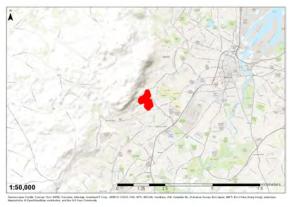
Z/2010/1284/O - Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community 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: 50





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

Land Use Zoning

Employment Zoning: No
Mixed Zoning: Yes
Housing Zoning: No

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for No

alternative use:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** 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 / Commercial Area:
 NONE
 Known Contamination and Ground
 No

Shopping / Commerical Area: NONE Known Contamination and Ground Stability Issues:

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation
Importance:
Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Unknown

Availability

Planning History: 4. Site has outline planning permission for Current Availability: Vacant

No Multiple Ownerships: Unknown

Site for Sale: No Potential for Ransom Strips: Yes

Ownership: Private Potential for Ransom Strips:

Achievability

Willing Owner:

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

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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:

4/19/2018 9:52:04 AM Ref: 3239 Page 3 of 3

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

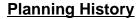
Area Working Group: WEST
Site Area (ha): 0.8350
Current Land Use: Vacant site

Description: Construction Underway

Construction Underway Z/2014/0781/F - Proposed residential development of 25 no two storey houses and

2 no.bungalows.

Site Capacity: 27



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2014/0781/F

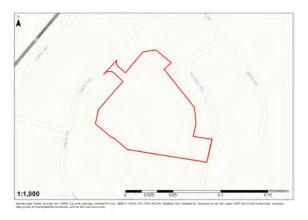
Planning granted for employment use: No

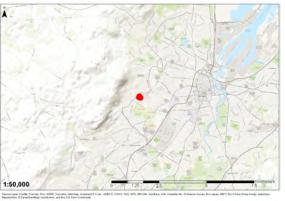
Employment Planning Reference No.:

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 No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: 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

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: 1. Site has full planning permission for housing **Current Availability:** Vacant No **Multiple Ownerships:** No Site for Sale:

Potential for Ransom Strips: No Ownership: Private Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 27

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site: No

Phase: Comments:

4/19/2018 9:49:49 AM Ref: 3241 Page 2 of 2

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: MINOR Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 22

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3244

Source: Housing Monitor

HM Ref: 21562

ARTERIAL ROUTE **UCS Character Area:**

179 & 181 LISBURN ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0253 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: WITHIN 100m
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: MINOR Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Improvements:

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:

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Site Information

UCS Unique Ref 3248

Source: Housing Monitor

HM Ref: 21561 **UCS Character Area:** INNER CITY

22 - 28 UNIVERSITY STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0300 Site Area (ha):

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 granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2015/0494/F

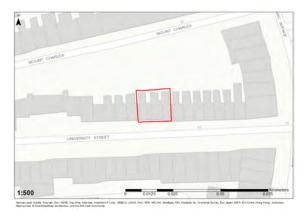
No Planning granted for employment use:

Employment Planning Reference No.:

Employment 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:

Historic Park, Garden and Demesne: NONE **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.03

Site Suitability Assessment

District Centre: Utilities on Site: None

Shopping / Commerical Area: NONE **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE Highway Access to Site: VERY CLOSE **Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m Monument Record: NONE

5Min CYCLE **Cycling Distance to City Centre:** Neighbourhood Renewal Area:

Walking Distance to City Centre: 5Min WALK **Listed Building: SERIOUS**

Tidal Flood Plain: NONE **Enhancements to the Proposed**

Transport Network (BRT, Road NONE Surface Water:

Improvements:

Flat

Availability

Topography:

Planning History: 1. Site has full planning permission for housing **Current Availability:** Expected to cease

Site for Sale: Multiple Ownerships: No No

Potential for Ransom Strips: Ownership: Private

Achievability

Willing Owner:

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

Yes

Yield, Phasing & Type

4/19/2018 9:41:44 AM Ref: 3248 Page 2 of 3

Housing Density Assumption (Dwellings per hectare):	Approved planning density
Refined Density Assumption:	
Housing Yield:	12
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

4/19/2018 9:41:44 AM Ref: 3248 Page 3 of 3

Site Information

UCS Unique Ref 3258

Source: Housing Monitor

HM Ref: 21565 **UCS Character Area:** INNER CITY

19 - 57 FITZROY AVENUE Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0932

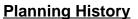
Current Land Use: Underutilised site

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:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2015/1227/F

Planning granted for employment use:

Employment Planning Reference No.:

Employment 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:** NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** 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 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 100m-200

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: MINOR Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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

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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:	

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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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:**

FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Min WALK Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:39:27 AM Ref: 3260 Page 2 of 2

Site Information

UCS Unique Ref 3261

Source: Housing Monitor

HM Ref: 21582 **UCS Character Area:** INNER CITY

100 UNIVERSITY STREET Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH 0.0144 Site Area (ha):

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY FAR 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: 5Min CYCLE Neighbourhood Renewal Area: NONE Listed Building: SERIOUS Walking Distance to City Centre: 5Min WALK

Enhancements to the Proposed NONE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: NONE Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3270

Source: Housing Monitor

HM Ref: 21568

STRATEGIC CENTRE **UCS Character Area:**

35 UPPER DUNMURRY LANE Address:

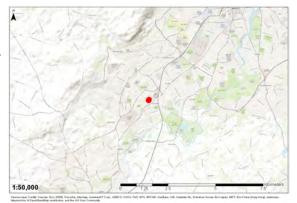
Postcode: BT17 **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 0.1397

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3273

Source: Housing Monitor

HM Ref: 21574

UCS Character Area: ARTERIAL ROUTE

ST THOMAS' HALL 138A LISBURN ROAD Address:

Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.0588 **Current Land Use:** Vacant site

Description:

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.

Site Capacity:

Planning History

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2013/1482/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

Size of Site Retained:

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for No

NONE Historic Park, Garden and Demesne: **Urban Landscape Wedge:** NONE NONE Area of Existing Open Space: Potential Open Space: NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE NONE RAMSAR: Site Retained for further assessment: Yes

0.0588

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 WITHIN 100m

 Conservation Area:
 SIGNFICIANT
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

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: 17

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3274

Source: Housing Monitor

HM Ref: 21555 **UCS Character Area:** INNER CITY

SITE AT 40 TORRENS CRESCENT Address:

Postcode: BT14 **District Electoral Area:** OLDPARK Area Working Group: NORTH 0.1527 Site Area (ha):

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 NONE Mixed Zoning: **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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 100m-200

Conservation Area: NONE Highway Access to Site: ADJACENT

ASSSI: NONE Distance from Bus Stop: 100-200m

Residential Area Characteristics:

Distance from Train Halt:

400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

NONE

Availability

Monument Record:

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: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3275

Source: Housing Monitor

HM Ref: 19144 **UCS Character Area:** WIDER CITY

BETWEEN BLACKS ROAD AND Address:

FINAGHY ROAD NORTH

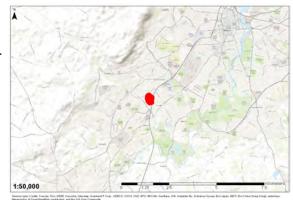
Postcode: **District Electoral Area:** COLLIN Area Working Group: WEST Site Area (ha): 6.4810

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 NONE Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: MINOR Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: ADJACENT
ASSSI: NONE Distance from Bus Stop: 100-200m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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: 244

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3277

Source: Housing Monitor

HM Ref: 21591

UCS Character Area: CITY CENTRE

HAMILTON STREET/CATHERINE Address:

STREET NORTH

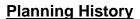
Postcode: CC 029 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.4521

Current Land Use: Underutilised site

Description:

Historical HM ref - no current planning approval on portal. Site has redevelopment potential for much more than 12 units. City Centre density assumption applied.

Site Capacity:



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 No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.4521

District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: CONSIDERABLE **Highway Access to Site:** VERY CLOSE **Conservation Area:** SIGNFICIANT 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 CITY CENTRE **Listed Building:** SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed SIGNFICIANT **Tidal Flood Plain:**

Transport Network (BRT, Road

Surface Water: MINOR Improvements: Topography: Flat

Availability

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Ownership: Unknown

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:

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1243

Site Information

UCS Unique Ref 3278

Source: Housing Monitor

HM Ref: 21592

STRATEGIC CENTRE **UCS Character Area:**

LAND AT MONARCH STREET Address:

BT12 Postcode: **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:



Planning granted for residential use:

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:**

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: **SERIOUS** NONE **Special Protection Area:** NONE RAMSAR: 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 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

 Importance:
 Protected Route:
 VERY CLOSE

 AQMA:
 SIGNFICIANT
 Distance from Arterial Route:
 WITHIN 100m

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: SIGNFICIANT Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: MINOR Improvements:

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

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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:	

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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

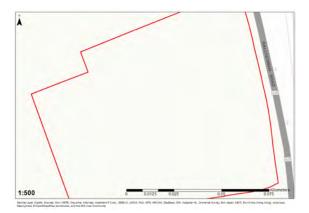
District Electoral Area: LISNASHARRAGH

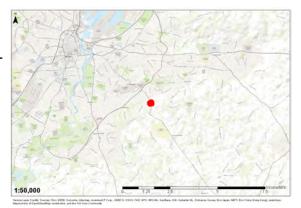
Area Working Group: EAST
Site Area (ha): 1.0306

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3280

Source: Housing Monitor

HM Ref: 21593 **UCS Character Area:** WIDER CITY

LAND AT MARMOUNT GARDENS Address:

BT 010/2 Postcode: **District Electoral Area:** OLDPARK Area Working Group: NORTH Site Area (ha): 4.6203 **Current Land Use:** Vacant site

No planning permission. HM ref based on estimate form housing zoning. Description:

Site Capacity: 116



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: Nο **Housing Zoning:**

Absolute Constraints

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for

Size of Site Retained:

NONE

Historic Park, Garden and Demesne: Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

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District Centre: Utilities on Site: None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: Neighbouring Area Characteristics: Residential NONE

MINOR

Residential Area Characteristics: Low density Site of Local Nature Conservation No CLOSE

Protected Route: Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

Availability

Topography:

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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:

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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

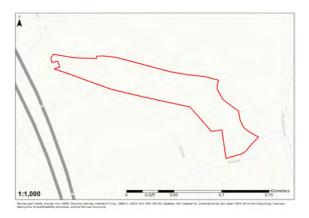
Area Working Group: EAST

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.6975

District Centre:

No

Utilities on Site:

None

Shopping / Commerical Area:

NONE

Known Contamination and Ground
Stability Issues:

Area of Townscape Character:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation Importance:

Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE

AQMA: NONE Distance from Arterial Route: 200-400m

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Mins+ CYCLE

Listed Building: CONSIDERABLE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Slightly sloping

Availability

Planning History: Current Availability: Expected to cease

Site for Sale:NoMultiple Ownerships:UnknownOwnership:PrivatePotential 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:

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Site Information

UCS Unique Ref 3282

Source: Housing Monitor

HM Ref: 21596 **UCS Character Area:** WIDER CITY

LAND AT KNIGHTSBRIDGE PARK, Address:

STRANMILLIS

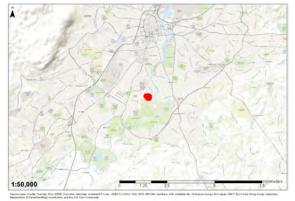
Postcode: BT 103 **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 1.1542

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: MINOR Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route: 400m+
Conservation Area: NONE Highway Access to Site: VERY CLOSE

Residential Area Characteristics:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 200-400m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: NONE Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Private Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 29

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3283

Source: Housing Monitor

HM Ref: 21597 INNER CITY **UCS Character Area:**

23 AVA AVENUE AND ELGIN COURT Address:

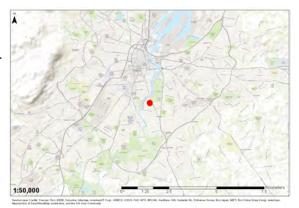
Postcode: **District Electoral Area:** BOTANIC Area Working Group: SOUTH Site Area (ha): 0.1869

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 NONE Mixed Zoning: **Housing Zoning: SIGNFICIANT**

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: WITHIN 100m AQMA: NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

10Min WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY FAR Importance:

Distance from Arterial Route: 400m+ AQMA: NONE

Highway Access to Site: VERY CLOSE **Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: NONE CITY CENTRE Listed Building: MINOR Walking Distance to City Centre:

Enhancements to the Proposed CONSIDERABLE **Tidal Flood Plain:**

Transport Network (BRT, Road Surface Water: MINOR Improvements:

Availability

Topography:

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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

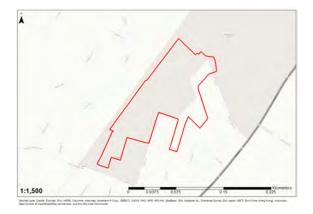
Area Working Group: WEST

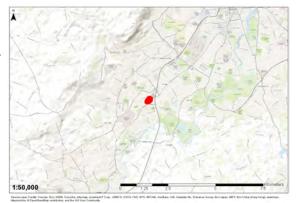
Site Area (ha): 1.4907

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:
 SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE

Importance:

Residential Area Characteristics:

Distance from Arterial Route: 400m+ AQMA: NONE **Highway Access to Site: VERY CLOSE Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE WITHIN 100m **Distance from Train Halt: Monument Record:** NONE **Cycling Distance to City Centre:** 10Mins+ CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 142

Potential Housing Type: Apartment/Flat

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 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

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:NoMixed Zoning:NoHousing 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:

Urban Landscape Wedge:
Area of Existing Open Space:
Potential Open Space:
NONE
Land identified for Health Use:
River (Fluvial) Floodplain:
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 / Commercial Area:
 NONE
 Known Contamination and Ground
 No

hopping / Commerical Area: NONE Known Contamination and Ground No Stability Issues:

NONE

Area of Townscape Character: Stability Issue

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

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

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: NONE Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: MINOR Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

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

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Housing Density Assumption (Dwellings per hectare):	Inner city desnisty 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:

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Site Information

UCS Unique Ref 3287

Source: Housing Monitor

HM Ref: 21601

UCS Character Area: CITY CENTRE TITANIC QUARTER Address:

BT3 Postcode: **District Electoral Area:** TITANIC Area Working Group: EAST Site Area (ha): 70.3016

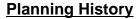
Current Land Use: Underutilised site

This takes account of the Development Framework for Titanic Quarter which Description:

considered 3000 units. Complete

development at the ARC has been subtracted.

Site Capacity:



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 SIGNFICIANT Mixed Zoning: **Housing Zoning:** NONE

Absolute Constraints

Sites below 0.1ha or 5 residential units: Yes Evidence that the site is being developed for No

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE NONE **Potential Open Space:** NONE Land identified for Health Use: River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

alternative use:

District Centre: Utilities on Site: Minor constraint

Shopping / Commerical Area: NONE **Known Contamination and Ground** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: High density Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 200-400m AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 100-200m **Monument Record:** SIGNFICIANT

Cycling Distance to City Centre: CITY CENTRE

Neighbourhood Renewal Area:

CITY CENTRE **Listed Building:** SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: CONSIDERABLE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Yes

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? 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

Apartment/Flat **Potential Housing Type:**

Employment Density Assumption:

Employment Yield: 100000.0000

Potential Employment Type: B1 **Traveller Site:** No

Phase: Comments:

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Site Information

UCS Unique Ref 3288

Source: Housing Monitor

HM Ref: 21602
UCS Character Area: WIDER CITY

Address: LAND AT SOMERDALE PARK

Postcode: BT 010/2

District Electoral Area: COURT

Area Working Group: WEST

Site Area (ha): 0.5765

Current Land Use: Vacant site

Description: Zoned for housing but no current planning

approval.

Site Capacity: 15



Planning 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 No

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: 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

MINOR

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

Distance from Arterial Route: 100m-200 AQMA: NONE ADJACENT **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: **SERIOUS** 10Mins+ WALK **Listed Building:** NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability:** Vacant **Multiple Ownerships:** No Site for Sale: No Potential for Ransom Strips: No Ownership: Private

Willing Owner: Unknown

Achievability

Market Attractiveness: Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

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:

4/19/2018 9:51:09 AM Ref: 3288 Page 2 of 2

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: SIGNFICIANT

Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained:

District Centre: 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

NONE

Site of Local Nature Conservation **Protected Route:** VERY CLOSE Importance:

Residential Area Characteristics:

10Mins+ CYCLE

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: Neighbourhood Renewal Area: 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: NONE

Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography:

Availability

Planning History: **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership: Private

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 164

Potential Housing Type: Semi-Detached

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 9:51:02 AM Ref: 3315 Page 2 of 2

Site Information

UCS Unique Ref 3876

Housing Monitor Source:

HM Ref: 21815 **UCS Character Area:** INNER CITY

FORMER TRAINING GROUND FOR Address:

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:

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 NONE Mixed Zoning: MINOR **Housing Zoning:**

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 NONE River (Fluvial) Floodplain: **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained: 0.297936509304

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

ADJACENT **Highway Access to Site: 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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:27 AM Ref: 3876 Page 2 of 2

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:BOTANICArea Working Group:SOUTHSite 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained: 0.0450457443998

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: MINOR

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 SIGNFICIANT
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 100-200m

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SIGNFICIANT Walking Distance to City Centre: 5Min WALK

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:28 AM Ref: 3882 Page 2 of 2

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:NONEMixed Zoning:NONEHousing 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained: 0.0278002473507

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 5Min CYCLE

 Listed Building:
 CONSIDERABLE
 Walking Distance to City Centre:
 10Min WALK

Tidal Flood Plain:

Enhancements to the Proposed

Tidal Flood Plain: Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:30 AM Ref: 3891 Page 2 of 2

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:

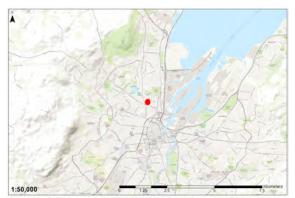
District Electoral Area: CASTLE
Area Working Group: NORTH
Site Area (ha): 2.3700

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

Size of Site Retained: 0.0668707925018

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: 5Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

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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:COURTArea Working Group:WESTSite Area (ha):7.1100

Current Land Use:

Description:

Site Capacity:





Planning History

Planning granted for residential use:

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed

Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:TITANICArea Working Group:EASTSite 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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** 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain:

Transport Network (BRT, Road Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:COLLINArea Working Group:WESTSite Area (ha):10.6200

Current Land Use:

Description:

Site Capacity:



Planning History

Planning granted for residential use: Yes

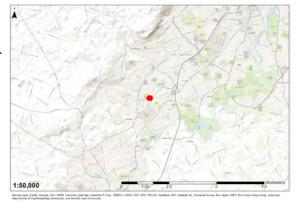
UCS Residential Planning Reference No.: S/2014/0860/F

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:
 SIGNFICIANT

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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain:

Transport Network (BRT, Road Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 18

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

4/19/2018 9:55:37 AM

Comments:

Phase:

Ref: 3897

1283

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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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 100-200m

 Monument Record:
 NONE
 Distance from Train Halt:
 400m+

 Neighbourhood Renewal Area:
 NONE
 Cycling Distance to City Centre:
 10Min CYCLE

 Listed Building:
 NONE
 Walking Distance to City Centre:
 10Mins+ WALK

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:39 AM Ref: 3910 Page 2 of 2

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:NONEMixed Zoning:NONEHousing 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Residential Area Characteristics:

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 10Min CYCLE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing Current Availability:

Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 13

Potential Housing Type: Townhouse

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

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Site Information

UCS Unique Ref 3913

Source: Housing Monitor

HM Ref: 21785

UCS Character Area: CITY CENTRE

DURHAM HOUSE DURHAM STREET Address:

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:

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 NONE Mixed Zoning: **Housing Zoning:** MINOR

Absolute Constraints

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY CLOSE

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

VERY CLOSE **Highway Access to Site: 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: MINOR

Listed Building: SERIOUS Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 34

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

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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:COURTArea Working Group:WESTSite Area (ha):0.7900

Current Land Use:

Description:

Site Capacity:



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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: **SERIOUS**

VERY CLOSE **Highway Access to Site: 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

CITY CENTRE Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 23

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: FAR

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

 Monument Record:
 NONE
 Distance from Train Halt:
 200-400m

Residential Area Characteristics:

Neighbourhood Renewal Area: Cycling Distance to City Centre: CITY CENTRE

Listed Building: SERIOUS Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:
Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

4/19/2018 9:55:46 AM Ref: 3918 Page 2 of 2

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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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

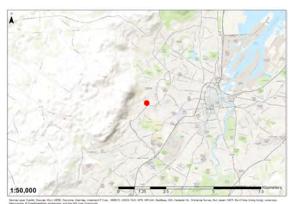
Area Working Group: WEST
Site Area (ha): 55.8800

Current Land Use:

Description:

Site Capacity:





Planning History

Planning granted for residential use: Ye

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:NONEMixed Zoning:NONEHousing 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

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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: NONE 10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Comments:

Phase:

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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:

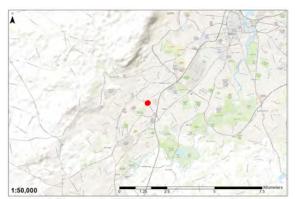
District Electoral Area:COLLINArea Working Group:WESTSite Area (ha):6.0800

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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

NONE

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE

Residential Area Characteristics:

Distance from Arterial Route:

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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

AQMA:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:

CASTLE **District Electoral Area:** Area Working Group: NORTH 8.6100 Site Area (ha):

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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: CLOSE Importance:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10 Potential Housing Type: Terrace **Employment Density Assumption:** N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: AQMA: NONE

ADJACENT Highway Access to Site: Conservation Area: NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: SERIOUS Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips:

Ownership: Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 20 Potential Housing Type: Terrace **Employment Density Assumption:** N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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: Ye

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:NONEMixed Zoning:NONEHousing 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

MINOR

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

ADJACENT **Highway Access to Site: Conservation Area:** SIGNFICIANT Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area:

5Min WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain:

Transport Network (BRT, Road Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability: Multiple Ownerships:** Site for Sale:

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 5

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site: Phase:

Comments:

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1305

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 granted for residential use:

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 NONE **Urban Landscape Wedge:** Area of Existing Open Space: NONE NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE Special Protection Area: NONE NONE RAMSAR: Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 SIGNFICIANT
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: NONE Cycling Distance to City Centre: CITY CENTRE

Listed Building: SIGNFICIANT Walking Distance to City Centre: CITY CENTRE

Tidal Flood Plain: Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing Current Availability:

Site for Sale: Multiple Ownerships:
Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 12

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing 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 NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: Known Contamination and Ground

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics:

LLPA: NONE

Site of Local Nature Conservation
Importance: Protected Route: VERY FAR

Residential Area Characteristics:

AQMA: NONE Distance from Arterial Route:

 Conservation Area:
 SIGNFICIANT
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record: NONE Distance from Train Halt: 400m+

Neighbourhood Renewal Area: Cycling Distance to City Centre: 5Min CYCLE

Listed Building: SERIOUS Walking Distance to City Centre: 10Min WALK

Tidal Flood Plain: Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing Current Availability:

Site for Sale: Multiple Ownerships:

Ownership: Potential for Ransom Strips:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 6

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A
Employment Yield: 0.0000
Potential Employment Type: N/A

Traveller Site:

Phase:

Comments:

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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:NONEMixed Zoning:NONEHousing 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 NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: Conservation Area:** SIGNFICIANT WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 200-400m NONE **Monument Record: Cycling Distance to City Centre:** 5Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: SIGNFICIANT Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain:

Transport Network (BRT, Road Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:

Urban Landscape Wedge:

Area of Existing Open Space:

NONE

Potential Open Space:

NONE

Land identified for Health Use:

River (Fluvial) Floodplain:

NONE

River (Fluvial) Floodplain: SIGNFICIANT
Special Protection Area: NONE

RAMSAR: NONE
Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: FAR Importance:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Residential Area Characteristics:

Distance from Train Halt: 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability:**

Multiple Ownerships: Site for Sale:

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 9

Potential Housing Type: Apartment/Flat

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:ORMISTONArea Working Group:EASTSite Area (ha):5.4800

Current Land Use:

Description:

Site Capacity:



Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2014/1141/F

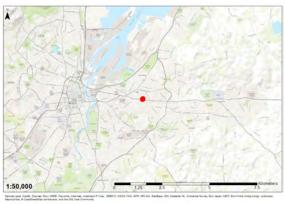
Planning granted for employment use:

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:NONEMixed Zoning:NONEHousing 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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY FAR Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: CONSIDERABLE

VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE

Distance from Train Halt: 400m+ NONE **Monument Record:**

Cycling Distance to City Centre: 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: CONSIDERABLE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain: Transport Network (BRT, Road

Surface Water: Improvements:

Availability

Topography:

Planning History: Site has planning permission for housing **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips: Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Townhouse **Employment Density Assumption:** N/A

Employment Yield: 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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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:CASTLEArea Working Group:NORTHSite 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 NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

District Centre: Utilities on Site:

Shopping / Commerical Area: **Known Contamination and Ground**

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Distance from Arterial Route: AQMA: NONE

VERY CLOSE **Highway Access to Site: 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:

10Mins+ WALK Listed Building: NONE Walking Distance to City Centre:

Enhancements to the Proposed Tidal Flood Plain:

Transport Network (BRT, Road

Surface Water: Improvements:

Topography:

Availability

Planning History: Site has planning permission for housing **Current Availability:** Site for Sale: **Multiple Ownerships:**

Potential for Ransom Strips:

Ownership:

Willing Owner:

Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

Conclusions

Is the Site Suitable? Housing Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Approved planning density

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Semi-Detached

Employment Density Assumption: N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase:

Comments:

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