Approved Employment Sites

#### **Site Information**

**UCS Unique Ref** 3320

Source: Planning granted for employment use

HM Ref:

CITY CENTRE **UCS Character Area:** 91-97 Victoria Street Address:

Postcode: CC 029 District Electoral Area: BOTANIC

Area Working Group:

0.0466 Site Area (ha):

**Current Land Use:** 

Description:

LA04/2015/0076/F - Proposed refurbishment and roofline alterations of existing office building at 95-97 Victoria Street, Belfast (Known as Artola House) and proposed demolition of existing office building at 91-93 Victoria Street and construction of new office

building.

Site Capacity:





#### **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

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

#### **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: 0.0466

## **Site Suitability Assessment**

District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground No Stability Issues:

Area of Townscape Character: Stability Issu

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

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: 400m+

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

Listed Building: SERIOUS 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: 2. Site has full planning permission for Current Availability: Expected to cease

employment Multiple Ownerships: No
Site for Sale: No

Site for Sale: No

Potential for Ransom Strips: No

Ownership: Private

#### **Achievability**

Yes

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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

Employment Density Assumption: Approved gross floorspace

Employment Yield: 2349.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3321

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Site adjacent to 14 Little Patrick St.

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0197

**Current Land Use:** Surface level car park

LA04/2015/0141/O - Proposed 9 storey office building including ground floor car parking Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0197

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

High density

No

VERY CLOSE

NONE

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

**Distance from Arterial Route:** 200-400m 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: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE 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: 5. Site has outline planning permission for **Current Availability:** Expected to cease

employment Multiple Ownerships: No Site for Sale: No

Potential for Ransom Strips: 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? Employment

Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 1621.5000 **Potential Employment Type:** B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3325

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: 27-33 Adelaide Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1108

Current Land Use: Underutilised site

**Description:** LA04/2015/0322/F - Extensive refurbishment

of existing six storey office building to include new rear extension and toilet facilities, for

continued office use

Site Capacity:





## **Planning History**

Planning granted for residential use:

**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: 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 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: 0.1108

District Centre: No Utilities on Site:

Shopping / Commerical Area: NONE Known Contamination and Ground

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: NONE Distance from Arterial Route: 400m+

 Conservation Area:
 SIGNFICIANT
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Stability Issues:

**Current Availability:** 

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

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: MINOR Improvements:

**Availability** 

Topography:

Planning History: 2. Site has full planning permission for

employment

Site for Sale:

No

Multiple Ownerships:

Potential for Ransom Strips:

Ownership: Private
Willing Owner: Yes

**Achievability** 

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

**Conclusions** 

Is the Site Suitable? Employment
Is the Site Available? Yes

Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield:353.0000Potential Employment Type:B1Traveller Site:No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3334

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: 4 and 6 Callender Street

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0719

**Current Land Use:** Underutilised site

Description:

LA04/2015/0749/F - Four storey extension to rear plus additional 3rd floor office space, internal alterations and renovations to front and rear facades to include new shop fronts.

Site Capacity:





## **Planning History**

Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: Yes

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

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

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: 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 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: 0.0719

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

FAR

Protected Route:

NONE

Site of Local Nature Conservation Importance:

**Distance from Arterial Route:** 400m+ 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:** 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: MINOR** 

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

Topography: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Yes

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 270.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3336

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Franklin House, Brunswick Street

Postcode: BT2

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0681

Current Land Use: Underutilised site

**Description:** LA04/2015/0875/F - Additional floor at roof

level to include balconies on 3 sides and

central rooflight

Site Capacity: 0



Planning granted for residential use: No

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: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: 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: 0.0681

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

FAR

NONE

Site of Local Nature Conservation Protected Route: Importance:

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

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

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:

Flat

**Availability** 

Topography:

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 518.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3339

Source: Planning granted for employment use

HM Ref:

CITY CENTRE **UCS Character Area:** Address: Unit B, Lanyon Quay

Postcode: CC 029 District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0311

**Current Land Use:** 

LA04/2015/0950/F - Change of Use of Land or Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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 No Mixed Zoning: **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: 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:

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: CLOSE

AQMA: NONE Distance from Arterial Route: 400m+

Conservation Area:NONEHighway Access to Site:VERY CLOSEASSSI:NONEDistance from Bus Stop:WITHIN 100mMonument Record:NONEDistance 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: MINOR 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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 345.0000
Potential Employment Type: B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3340

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Alfred House, 19-21 Alfred Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0587

**Current Land Use:** 

**Description:** LA04/2015/1159/F - Proposed extension to

existing building to provide additional office accommodation at roof level (amended plans)

Site Capacity:





## **Planning History**

Planning granted for residential use: No

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

Potential Open Space:

Land identified for Health Use:

River (Fluvial) Floodplain:

Special Protection Area:

NONE

RAMSAR:

NONE

Site Retained for further assessment:

Yes

Size of Site Retained: 0.0587

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

VERY FAR

NONE

Site of Local Nature Conservation

Protected Route: Importance:

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

CITY CENTRE 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: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 523.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3341

Source: Planning granted for employment use

HM Ref:

CITY CENTRE **UCS Character Area:** 

Ulster Bank, Great Victoria St Address:

Postcode: District Electoral Area: BOTANIC

Area Working Group:

0.0746 Site Area (ha):

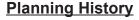
**Current Land Use:** 

Description:

LA04/2015/1274/F - Change of use of the ground floor level from bank to offices, (Class B1 (a) Business use), erection of new generator housing on the roof level and external alterations to the Great Victoria

Street Elevation

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: Yes

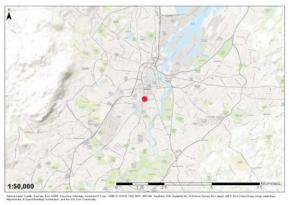
**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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





## **Land Use Zoning**

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

## **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for 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: 0.0746

## **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: Commercial

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

 Importance:
 Protected Route:
 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:** 200-400m Monument Record: NONE CITY CENTRE Cycling Distance to City Centre: Neighbourhood Renewal Area: **SERIOUS** 

Listed Building: CONSIDERABLE 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: 2. Site has full planning permission for Current Availability: Expected to cease

employment Multiple Ownerships: No
Site for Sale: No

ite 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? Employment
Is the Site Available? Yes
Is the Site Achievable? Yes

# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield:787.6000Potential Employment Type:B1Traveller Site:No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3343

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Weavers Court Business Park, Linfield Rd Address:

CC 028 Postcode: District Electoral Area: BOTANIC

Area Working Group:

0.5537 Site Area (ha):

**Current Land Use:** Underutilised site

LA04/2015/1445/O - Development of a four storey office building and external landscaping Description:

to include carparking

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

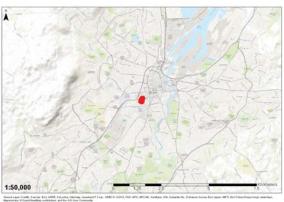
Employment Planning Reference No.:

**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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.5537

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

NONE

Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance: **Distance from Arterial Route:** 200-400m NONE 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 CITY CENTRE

Cycling Distance to 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: MINOR Improvements:

Topography: Flat

## **Availability**

Planning History: 5. Site has outline planning permission for **Current Availability:** Vacant employment

Multiple Ownerships: Nο 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 3885.2000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3346

Source: Planning granted for employment use

HM Ref:

CITY CENTRE **UCS Character Area:** 26 Linenhall Street Address:

BT2 Postcode: District Electoral Area: BOTANIC

Area Working Group:

0.0329 Site Area (ha):

**Current Land Use:** Underutilised site

LA04/2016/0039/F - 3 storey office extension and relocation of Clarence Street entrance Description:

and associated works

Site Capacity: 0

## **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.:

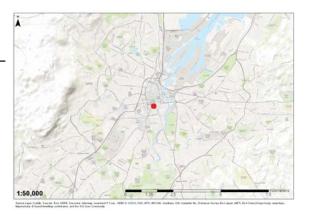
Planning granted for employment use: Yes

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

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: 0.0329

VERY FAR

### **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:

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

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

Distance from Train Halt: 400m+ NONE **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: 2. Site has full planning permission for **Current Availability:** 

employment 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? Employment Is the Site Available? Yes

Is the Site Achievable? Yes

Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 626.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3348

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Armagh House, Ormeau Avenue

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0751

Current Land Use: Underutilised site

Description:

LA04/2016/0131/F - Change of use from vacant to offices (ground floor to third floor) and restaurant (ground floor). Replacement of

windows throughout and alterations to external windows and doors openings. Fitting of awnings to Ormeau Avenue elevation

Site Capacity:



Planning granted for residential use: No

**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: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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0751

**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:** 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+ Monument Record: NONE

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

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

Transport Network (BRT, Road Surface Water: NONE

Topography:

**Availability** 

Site for Sale:

Planning History: 2. Site has full planning permission for

employment

Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner:

**Current Availability:** Vacant

VERY FAR

Multiple Ownerships: No Potential for Ransom Strips: No

Improvements:

**Achievability** 

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

Is the Site Suitable? Employment Is the Site Available? Yes

Is the Site Achievable? Yes

# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 2719.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3349

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands situated at Divis Street

Postcode: CC 031
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.8248

Current Land Use: Underutilised site

**Description:** LA04/2016/0149/F - Lionra Uladh is a new

build facility for Raidio Failte to house Irish Language Broadcast, Training, Recording and Archiving and community Visitors facilities.

Site Capacity: 0



Planning granted for residential use: No

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: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: 0.8248

**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

Protected Route: ADJACENT Importance: **Distance from Arterial Route:** WITHIN 100m **SERIOUS** ADJACENT **Highway Access to Site:** NONE

Residential Area Characteristics:

Medium density

**Conservation Area:** 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: 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: 2. Site has full planning permission for **Current Availability:** Temporary Use employment

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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 562.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3352

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: The Ormeau Baths, Ormeau Avenue

Postcode: BT2

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1937

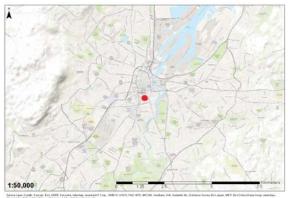
Current Land Use: Underutilised site

**Description:** LA04/2016/0375/F - Change of Use of Land or

Buildina

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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: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: 0.1937

**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+ 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+ NONE **Monument Record:** 

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

CITY CENTRE 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: 2. Site has full planning permission for **Current Availability:** employment

Multiple Ownerships:

Site for Sale: No Potential for Ransom Strips:

Ownership: Private Willing Owner: Yes

**Achievability** 

Market Attractiveness: Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

**Conclusions** 

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Apartment/Flat **Potential Housing Type: Employment Density Assumption:** Completed. **Employment Yield:** 7671.8760 Potential Employment Type: B1

Traveller Site: Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3363

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: 5, 6, 7 Little Victoria Street - 23-29 Bruce St

Postcode: BT 2
District Electoral Area: BOTANIC

Area Working Group:

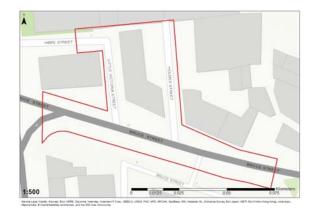
Site Area (ha): 0.4307

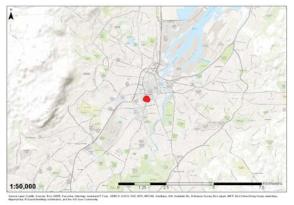
**Current Land Use:** 

**Description:** Z/2008/2205/F - Proposed office and retail development over 12 floors. Associated

development over 12 floors. Associated siteworks and roadworks. (Amended scheme reduced by two storeys). No actual density found therefore assumption applied.

Site Capacity: 0





### **Planning History**

Planning granted for residential use: No

**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: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: 0.4307

No **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

LLPA: NONE

Site of Local Nature Conservation

Importance:

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

Neighbourhood Renewal Area:

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

Tidal Flood Plain: NONE Surface Water: MINOR

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

Cycling Distance to City Centre:

**Residential Area Characteristics:** 

**Protected Route:** 

High density

CITY CENTRE

FAR

Topography: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Expected to cease

employment

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 & Employment

Is the Site Available? Yes Yes Is the Site Achievable?

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

**Refined Density Assumption:** 

**Housing Yield:** 136.1012 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 17031.0000 **Employment Yield:** 

Potential Employment Type:

Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3367

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lyndon Court, 30 Queen St

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0779

Current Land Use: Underutilised site

**Description:** Z/2010/0385/F - Mixed use development 7

storeys high comprising ground floor retail units with office accommodation above.

(Amended Proposal)

Site Capacity:

## **Planning History**

Planning granted for residential use: No

**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: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: 0.0779

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

No

NONE

Site of Local Nature Conservation

Protected Route: CLOSE Importance: **Distance from Arterial Route:** 400m+

NONE **Highway Access to Site:** VERY CLOSE **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: 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: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Expected to cease

employment Multiple Ownerships: No Site for Sale: Yes

Potential for Ransom Strips: 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? Employment Is the Site Available? Yes

Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 4635.0000 Potential Employment Type: B1

Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3368

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

83-87 Castle Street, Belfast, Address:

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0447

**Current Land Use:** Underutilised site

Description:

Z/2010/0691/F - Demolition of existing buildings and construction of 6 storey retail and office use building with rear access for fire escape, deliveries and disabled parking (amended description). No GFA therefore

assumption applied.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: Yes

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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





## **Land Use Zoning**

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

## **Absolute Constraints**

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

## **Site Suitability Assessment**

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 NONE
 Known Contamination and Ground
 No

Stability Issues:

Area of Townscape Character:

NONE

 Lagan Valley Regional Park:
 NONE
 Neighbouring Area Characteristics:
 Commercial

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

Importance: Protected Route: CLOSE

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

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

Conservation Area: SIGNFICIANT 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: 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: NONE Improvements:

Topography: Flat

#### **Availability**

Planning History: 2. Site has full planning permission for Current Availability: Expected to cease

employment Multiple Ownerships: No
Site for Sale: No

ite 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? Emp
Is the Site Available? Yes
Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:1584.3000Potential Employment Type:B1

No

Phase:

Comments:

Traveller Site:

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#### **Site Information**

**UCS Unique Ref** 3378

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Chancery House, 88 Victoria At

BT13GN Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0493

**Current Land Use:** Underutilised site

Z/2011/0380/F - Demolition of existing Description:

building and construction of new building-ground floor retail and 1st-6th floor office (Amended proposal)

Site Capacity:





## **Planning History**

Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: Yes

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

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

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for 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: 0.0493

## **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: Commercial Lagan Valley Regional Park: NONE

Residential Area Characteristics:

High density

NONE

Site of Local Nature Conservation

Protected Route: FAR Importance: **Distance from Arterial Route:** 400m+ 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** SIGNFICIANT **Tidal Flood Plain:** 

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

Topography: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Expected to cease

employment 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? Employment

Is the Site Available? Yes Is the Site Achievable? Yes

Unknown

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 3839.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3381

Source: Planning granted for employment use

HM Ref:

CITY CENTRE **UCS Character Area:** 40 Linenhall Street Address:

BT2 Postcode: District Electoral Area: BOTANIC

Area Working Group:

0.2227 Site Area (ha):

**Current Land Use:** Underutilised site

Appears to be unimplemented. Corner sites remains vacant, however advertisement Description:

billboard in place.

Z/2011/0471/F - Office development comprising 2 additional storeys (at 4m set back) and 1 additional storey (at 6.6m set back) above existing no. 40 Linenhall Street and associated 6 storey extension to rear with

glazed atrium together with 9 storey development of vacan

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: Yes

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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





## **Land Use Zoning**

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

## **Absolute Constraints**

Sites below 0.1ha or 5 residential units: Nο 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: 0.2227

**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: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

**Current Availability:** 

Multiple Ownerships:

Potential for Ransom Strips:

High density

Vacant

No

No

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

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

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

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

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

Surface Water: NONE Improvements:

Topography:

**Availability** 

Planning History: 2. Site has full planning permission for

employment

Site for Sale: 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? Employment Is the Site Available? Yes

Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 8508.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3388

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Unit A ground floor, Lanyon Quay

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0462

**Current Land Use:** 

**Description:** Z/2011/1398/F - Change of use from

restaurant to offices

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

**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: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:

Urban Landscape Wedge:

Area of Existing Open Space:

NONE

Potential Open Space:

NONE

Land identified for Health Use:

NONE

River (Fluvial) Floodplain:

NONE

Special Protection Area:

NONE

RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained: 0.0462

## **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: Importance:

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

CLOSE

No

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

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: MINOR** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Expected to cease

Potential for Ransom Strips:

employment Multiple Ownerships: No Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

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? Employment

Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 1644.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3389

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: 23 Fountain Street

Postcode: BT1 5ES

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1219

Current Land Use: Underutilised site

**Description:** Z/2011/1411/F - Internal refurbishment of existing building with extension to retail and

office use at ground and first floor and replacement of front facade.

replacement of front faca

Site Capacity:





## **Planning History**

Planning granted for residential use: No

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: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:

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:

## **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: Commercial Lagan Valley Regional Park: NONE

NONE

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

Protected Route: Importance:

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

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

Distance from Train Halt: 400m+ NONE **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: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Vacant employment

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

Private 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? Emp 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:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 4828.0930 Potential Employment Type: B1

Traveller Site:

Comments:

Phase:

4/19/2018 10:37:02 AM Ref: 3389 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3398

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: First Floor, 11 Chichester Street

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0146

Current Land Use: Underutilised site

**Description:** Z/2012/0810/F - Change of Use of Land or

Building

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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: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:

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: Importance:

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

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

VERY FAR

No

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

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: NONE Improvements:

Topography:

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment Multiple Ownerships: No Site for Sale: No

Potential for Ransom Strips: 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? Employment Is the Site Available?

Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 124.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

4/19/2018 10:37:03 AM Ref: 3398 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3405

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Olive Tree House, 23 Fountain St

Postcode: BT1 5ES

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1163

Current Land Use: Underutilised site

Description: Z/2011/1411/F- Internal refurbishment of existing building with extension to retail and

office use at ground and first floor and replacement of front facade. Z/2013/0065/F - Internal refurbishment of existing building with extension to retail at ground and first floor, extension at 2nd, 3rd, 4th and 5th floors to office use and replacement of front facade.

Site Capacity:





## **Planning History**

Planning granted for residential use:

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: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 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: 0.1163

**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

**Residential Area Characteristics:** 

High density

LLPA: NONE

Site of Local Nature Conservation
Importance:
Protected Route:
CLOSE

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: 400m+

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: Flat

. opograpny.

**Availability** 

Planning History: 2. Site has full planning permission for Current Availability: Expected to cease

employment 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 & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

**Refined Density Assumption:** 

Housing Yield: 36.7508

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 4606.2940

Potential Employment Type:

Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3419

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lanyon Plaza, Laynon Place, Belfast

Postcode: BT1

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2357

**Current Land Use:** 

**Description:** LA04/2016/2541/F - Change of use of 5th to 11th floors of tower 1 from residential to office

use. Provision of roof top plant enclosure.

Site Capacity: 0



Planning granted for residential use: No

**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: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

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.2357

#### **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

Site of Local Nature Conservation

Protected Route: FAR Importance:

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

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

Topography:

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Vacant employment

Multiple Ownerships: Nο 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? Employment Is the Site Available? Yes

Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 4838.0000 Potential Employment Type: B1 Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3424

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: 25-27 Wellington Place

Postcode: BT1 6GD District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0626

**Current Land Use:** 

Description: Z/2014/0634/F - Infill extension to rear of existing building to provide additional office space from first to fifth floor

0 Site Capacity:



Planning granted for residential use: No

**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**

Area of Existing Open Space:

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

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: 0.0626

## **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: Commercial Lagan Valley Regional Park: NONE

Residential Area Characteristics:

High density

NONE

Site of Local Nature Conservation

Protected Route: CLOSE Importance: **Distance from Arterial Route:** 400m+ NONE

**Highway Access to Site:** VERY CLOSE **Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE Distance from Train Halt: 200-400m NONE **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: NONE Improvements:

Topography: Flat

## **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Vacant employment

Multiple Ownerships: Nο 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 725.0000 Potential Employment Type: B1

Traveller Site: Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3429

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: 102-127 Grosvenor Road

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.7017

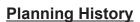
Current Land Use: Underutilised site

**Description:** Z/2014/0997/O - 102-127 Grosvenor Road

and lands adjoining the Westlink/Grosvenor Road Junction Belfast BT12 4GH

Road Juliction Bellast BTT

Site Capacity: 0



Planning granted for residential use: No

**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: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: SIGNFICIANT

 Special Protection Area:
 NONE

 RAMSAR:
 NONE

 Site Retained for further assessment:
 Yes

 Size of Site Retained:
 0.7017

Medium density

VERY CLOSE

## **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: Commercial Lagan Valley Regional Park: NONE

NONE

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

**Distance from Arterial Route:** WITHIN 100m SIGNFICIANT 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: 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: Flat

## **Availability**

Planning History: 5. Site has outline planning permission for **Current Availability:** Expected to cease

employment 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Yes

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

**Employment Yield:** 22689.0000

Potential Employment Type: B1

Traveller Site: Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3448

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Maysfield Leisure Centre, East Bridge

Postcode: District Electoral Area: BOTANIC

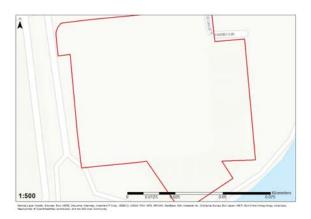
Area Working Group:

Site Area (ha): 0.7729 **Current Land Use:** Vacant site

Description: Development under construction and will be

occupied before the start of the plan period. Z/2015/0090/F - Proposal to convert existing building into new 3 storey office space with new 2 storey front block extension to include new data centre parking and bicycle parking at side and rear.

Site Capacity:





#### **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

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

#### **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 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: 0.7729

**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: FAR

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

Monument Record: NONE Distance from Train Halt: WITHIN 100m

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:

**Availability** 

**Planning History:** 2. Site has full planning permission for

employment

Site for Sale: No

Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner: Yes

Current Availability: Vacant

Multiple Ownerships: No
Potential for Ransom Strips: No

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

 Is the Site Suitable?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type:Apartment/FlatEmployment Density Assumption:Approved.Employment Yield:8400.0000Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3449

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands adjacent to East Bridge Street

Postcode: BT1

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 1.7829

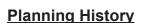
Current Land Use: Underutilised site

**Description:** Currently under construction but not occupied.

Remove form capacity study once occupied.

Z/2015/0182/F - New office development (6 storey with roof plant) with realignment of existing car parking, infilling of slipways, refurbishment of marina steps, creation of new cycleway, new area of open space and associated landscaping

Site Capacity: 0



Planning granted for residential use: No

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: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: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 1.7829

## **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: **MINOR** Highway Access to Site: **ADJACENT Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** WITHIN 100m Monument Record: NONE CITY CENTRE Cycling Distance to City Centre: Neighbourhood Renewal Area: NONE

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

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

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

#### **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment Multiple Ownerships:

No Site for Sale: Potential for Ransom Strips: No

Ownership: Private Willing Owner: Yes

#### **Achievability**

Market likely to deliver **Market Attractiveness:** 

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 17242.0000

Potential Employment Type: B1
Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3451

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Bedford Square Development

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3304

Current Land Use: Underutilised site

Description: Site remains vacant.

LA04/2015/0264/F - Bedford Square Development Phase 2 to include the conservation, alteration, refurbishment and extension to the listed Ewart Building for office use and a 17 Storey new build mixed use

development.

Site Capacity: 0



## **Planning History**

Planning granted for residential use: No

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: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: MINOR **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.3304

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: Commercial Lagan Valley Regional Park: NONE

High density

NONE **Residential Area Characteristics:** 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:** 200-400m Monument Record: NONE

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

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

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

Surface Water: MINOR Improvements:

Flat Topography:

Yes

#### **Availability**

Planning History: 2. Site has full planning permission for **Current Availability:** Vacant

employment Multiple Ownerships: No

Site for Sale: Potential for Ransom Strips: Yes 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 22316.5000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3454

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Centre House, 69-87 Chichester Street

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2631

Current Land Use: Underutilised site

**Description:** LA04/2016/0581/F - Proposed extension of existing office building to provide additional

existing office building to provide additional office floorspace and single retail unit, including the demolition of existing 3 storey office building 9 Gloucester Street.

Site Capacity: 0





#### **Planning History**

Planning granted for residential use:

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: 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: 0.2631

## **Site Suitability 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

LLPA: NONE

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

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

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

**Residential Area Characteristics:** 

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

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

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

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

Surface Water: MINOR Improvements:

Topography:

**Availability** 

Planning History: 2. Site has full planning permission for **Current Availability:** 

employment Multiple Ownerships:

No Site for Sale: No Potential for Ransom Strips: Nο

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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

**Housing Yield:** 

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** Approved gross floorspace

4550.1600 **Employment Yield: Potential Employment Type:** В1

Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3457

Source: Planning granted for employment use

HM Ref:

**UCS Character Area:** CITY CENTRE

7-9 Arthur Street, 20-32 Chichester St Address:

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1828

**Current Land Use:** Underutilised site

Site current undeveloped. Reports that the building has been pre-let and will be Description:

constructed soon.

LA04/2016/1789/F - Demolition of existing building at 34-36 Chichester Street and erection of new 8No. storey mixed use development incorporating retail and office ground floor, and 1st-7th floor offices with

associated external plant.

Site Capacity:





#### **Planning History**

Planning granted for residential use: Nο

**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: Nο

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 **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: 0.1828

## **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 Importance: Residential Area Characteristics: High density FAR

Photo and the field Production and the field P

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:NONEDistance from Train Halt:400m+

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

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

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

Surface Water: CONSIDERABLE Improvements:

Topography: Flat

Yes

#### **Availability**

 Planning History:
 2. Site has full planning permission for
 Current Availability:
 Vacant

employment 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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 4550.1600

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3459

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: Weavers Court Business Park

Postcode: CC 028

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 1.1874

Current Land Use: Underutilised site

**Description:** Overall loss of employment space.

LA04/2016/2038/F - Refurbishment and change of 3no. units (11, 12 & 13) from existing warehouse (Class B2 & B4) to office space (Class B1). Demolition of 2No. existing warehouses (Unit 14 Weavers Court & Academy warehouse 77 Blythe Street).

Site Capacity:





## **Planning History**

Planning granted for residential use: No

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: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 **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: 1.1874

**Site Suitability Assessment** 

District Centre: No Utilities on Site: None

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

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Residential Area Characteristics:

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

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: MINOR Improvements:

Topography: Flat

**Availability** 

Planning History: 2. Site has full planning permission for Current Availability: Expected to cease

employment 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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 47029.3520

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3460

Source: Planning granted for employment use

HM Ref:

UCS Character Area: CITY CENTRE

Address: 12-30 Wellington Place

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3422

**Current Land Use:** 

**Description:** LA04/2016/2045/F - Alterations to ground floor

lobby of Oyster House, extension and alteration to floors one to seven to rear of Oyster House and Royston House (comprising 2115 square metres of new office floor space) and alterations to elevations on Upper Queen Street and Wellington Place (excluding shop fronts to existing occupied ground floor retail units and restaurants).

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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: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: MINOR NONE **Special Protection Area:** RAMSAR: NONE 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: Commercial Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation

**Residential Area Characteristics:** 

**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 CITY CENTRE

Cycling Distance to City Centre: Neighbourhood Renewal Area:

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:

#### **Availability**

Topography:

Planning History: 2. Site has full planning permission for **Current Availability:** employment

Flat

Multiple Ownerships: No Site for Sale:

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

#### **Achievability**

Market likely to deliver **Market Attractiveness:** 

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

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

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# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved gross floorspace

Employment Yield: 2115.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3647

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY - OUTSIDE

Address: Lands at Glenbank Industrial Estate

Postcode: BT 010/2
District Electoral Area: OLDPARK

Area Working Group:

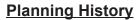
Site Area (ha): 2.3965
Current Land Use: Vacant site

**Description:** Vacant site. Surrounding not overly industrial

therefore this site could be considered for re-

zoning as housing.

Site Capacity: 0



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:YesMixed 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:

iternative use.

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE MINOR 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 CLOSE Importance:

**Residential Area Characteristics:** 

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

Ownership:

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

Willing Owner: Unknown

Private

**Achievability** 

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 9586.0049 Potential Employment Type: B2

Phase:

Comments:

**Traveller Site:** 

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No

#### **Site Information**

UCS Unique Ref 3668

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address:

Postcode: BT 091

District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0838

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

**Employment Planning Reference No.:** 

**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 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: FAR Importance:

**Distance from Arterial Route:** 200-400m 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: 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: Private Ownership:

Willing Owner:

## **Achievability**

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 335.3081

**Potential Employment Type:** 

**Traveller Site:** 

Comments:

Phase:

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#### **Site Information**

UCS Unique Ref 3678

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: STRATEGIC CENTRE

Address: HILLVIEW ROAD INDUSTRIAL SITE

Postcode: BT 123

District Electoral Area: OLDPARK

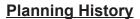
Area Working Group:

Site Area (ha): 0.5644

Current Land Use: Underutilised site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

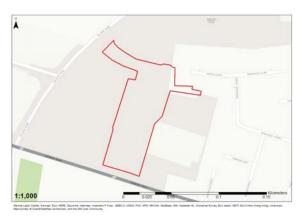
Planning granted for employment use: No

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: Yes
Mixed Zoning: No
Housing Zoning: No

#### **Absolute Constraints**

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

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: FAR Importance:

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

**Residential Area Characteristics:** 

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

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** NONE **Tidal Flood Plain:** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2257.7766 Potential Employment Type: B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:29 AM Ref: 3678 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3689

Source: New sites within existing employment

zoning

HM Ref:

STRATEGIC CENTRE **UCS Character Area:** 

Address: Lands at the York Street Interchange

CC 030 Postcode: **District Electoral Area:** CASTLE

Area Working Group:

Site Area (ha): 1.0402

**Current Land Use:** Underutilised site

Description: The Yorkstreet interchange development will

create two development opportunity sites here

once completed.

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

#### **Absolute Constraints**

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

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

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

Residential Area Characteristics:

Medium density

**Distance from Arterial Route:** 100m-200 MINOR ADJACENT **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: 5Min CYCLE

Neighbourhood Renewal Area: 5Min WALK

Listed Building: NONE 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: **Current Availability:** Expected to cease

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? HousingEmp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield: 122 **Potential Housing Type:** Apartment **Employment Density Assumption:** 40% of site area **Employment Yield:** 4160.7704

Potential Employment Type: В1 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3697

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BHA 11
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 2.6298

Current Land Use: Vacant site

Description:

Site Capacity: 0



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:



1:1,500

#### **Land Use Zoning**

Employment Zoning:YesMixed Zoning:NoHousing Zoning:No

#### **Absolute Constraints**

Size of Site Retained:

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

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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 FAR Importance:

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

Topography:

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 10519.2327

**Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:33 AM Ref: 3697 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3698

Source: New sites within existing employment

zoning

HM Ref:

**UCS Character Area:** WIDER CITY

Address: BELFAST HARBOUR AREA

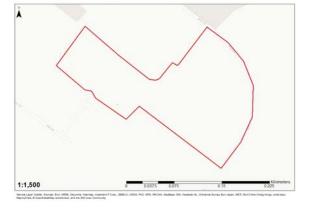
BHA 11 Postcode: **District Electoral Area:** TITANIC

Area Working Group:

Site Area (ha): 3.3271 **Current Land Use:** Vacant site

Description:

Site Capacity: 0





## **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:** Yes Mixed Zoning: No Housing Zoning: No

#### **Absolute Constraints**

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

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

**Residential Area Characteristics:** 

**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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 13308.4670

Potential Employment Type: ВЗ **Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3699

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA (AIRPORT

ROAD WEST)

Postcode: BHA 11

District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 10.8694

Current Land Use: Vacant site

Description:

Site Capacity: 0



## **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: Yes
Mixed Zoning: No
Housing Zoning: No

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for 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 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+ NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE Distance from Bus Stop: 400m+ ASSSI: NONE Distance from Train Halt: 400m+ **Monument Record:** NONE

**Residential Area Characteristics:** 

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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 43477.7561

**Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3700

Source: New sites within existing employment

zoning

HM Ref:

WIDER CITY **UCS Character Area:** 

Address: BELFAST HARBOUR AREA (AIRPORT

ROAD WEST)

Postcode: **BHA 11 District Electoral Area:** TITANIC

Area Working Group:

Site Area (ha): 21.7776 **Current Land Use:** Vacant site

Description: Several planning apps pending in this area.

Energy projects.

Site Capacity:



## **Planning History**

Planning granted for residential use: No

**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.:



## **Land Use Zoning**

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

#### **Absolute Constraints**

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

alternative use:

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 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: Importance:

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

**Residential Area Characteristics:** 

FAR

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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 87110.5784

**Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:38 AM Ref: 3700 Page 2 of 2

### **Site Information**

UCS Unique Ref 3701

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BHA 12
District Electoral Area: TITANIC

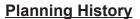
Area Working Group:

Site Area (ha): 8.4050

Current Land Use: Underutilised site

Description:

Site Capacity: 0



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: Yes
Mixed Zoning: No
Housing Zoning: No

#### **Absolute Constraints**

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

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge:

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

**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+ 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:** 5Min CYCLE

Neighbourhood Renewal Area:

10Min WALK 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:** Temporary Use

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 33619.8445

**Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:40 AM Ref: 3701 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3702

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BHA 12
District Electoral Area: TITANIC

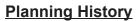
Area Working Group:

Site Area (ha): 2.3507

Current Land Use: Underutilised site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

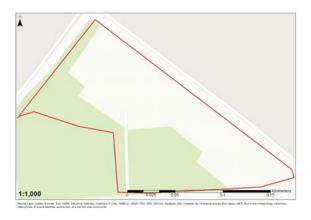
Planning granted for employment use: No

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:YesMixed 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: 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+ NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE Distance from Train Halt: 200-400m **Monument Record:** NONE Cycling Distance to City Centre: 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: MINOR Improvements:

Topography:

### **Availability**

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 9402.8930 **Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:42 AM Ref: 3702 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3703

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BT3

District Electoral Area: TITANIC

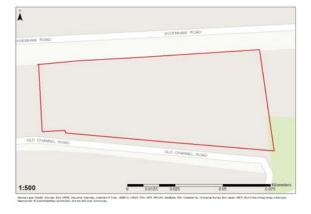
Area Working Group:

Site Area (ha): 0.5238

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesMixed 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: 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:** 200-400m 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:** 5Min CYCLE Neighbourhood Renewal Area:

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:

**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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2095.0220 Potential Employment Type: ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:43 AM Ref: 3703 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3704

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BT 110
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.5021

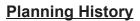
Current Land Use: Vacant site

**Description:** May be suitable for extension of one of the

surrounding businesses. Otherwise no link to

the road.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

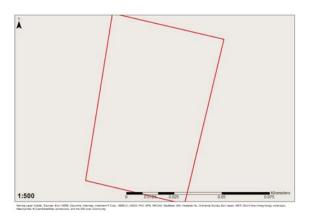
Planning granted for employment use: No

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:
 SIGNFICIANT

 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: 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 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:

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

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

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

**Availability** 

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Comments:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2008.3686 **Potential Employment Type:** B2 **Traveller Site:** No

Phase:

4/19/2018 10:37:45 AM Ref: 3704 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3705

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BT3

District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 3.8136

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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: Yes
Mixed Zoning: No
Housing Zoning: No

#### **Absolute Constraints**

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

alternative use:

Historic Park, Garden and Demesne: NONE

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

**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 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:** 5Min CYCLE Neighbourhood Renewal Area:

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

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

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

**Availability** 

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 15254.3428

**Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:47 AM Ref: 3705 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3706

Source: New sites within existing employment

zoning

HM Ref:

STRATEGIC CENTRE **UCS Character Area:** Address: BELFAST HARBOUR AREA

CC 030 Postcode: **District Electoral Area:** CASTLE

Area Working Group:

Site Area (ha): 0.3166 **Current Land Use:** Vacant site

Description: APPERAS TO BE A TURING CIRCLE AND WEIGHBRIDGE. THIS MAY BE LINKED TO THE OPERATIONS OF OTHER

BUSINESES.

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:** 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 No

alternative use:

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

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: MINOR Distance from Arterial Route: 100m-200

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

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

Surface Water: SERIOUS Improvements:

Topography:

**Availability** 

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

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Unknown

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

 Is the Site Suitable?
 Emp

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

**Housing Yield:** 

Potential Housing Type:

 Employment Density Assumption:
 40% of site area

 Employment Yield:
 1266.3222

 Potential Employment Type:
 B2

Traveller Site:

Phase: Comments:

4/19/2018 10:37:49 AM Ref: 3706 Page 2 of 2

No

### **Site Information**

UCS Unique Ref 3707

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BT 129
District Electoral Area: CASTLE

Area Working Group:

**Site Area (ha):** 0.6721

Current Land Use: Underutilised site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

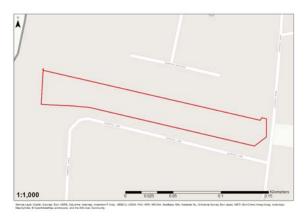
Planning granted for employment use: No

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: Yes
Mixed Zoning: No
Housing Zoning: No

#### **Absolute Constraints**

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

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: VERY CLOSE Importance:

**Residential Area Characteristics:** 

**Distance from Arterial Route:** 200-400m 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:** 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:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2688.4355 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:50 AM Ref: 3707 Page 2 of 2

### **Site Information**

UCS Unique Ref 3708

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands at Dargan Road (BELFATS

HARBOUR AREA)

Postcode: BHA 10
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3157

Current Land Use: Vacant site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

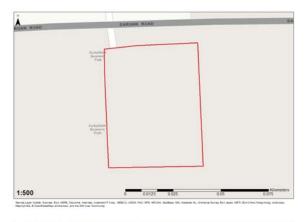
Planning granted for employment use: No

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

FAR

## **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:

Importance: **Distance from Arterial Route:** 400m+ 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:

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

**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: Nο Site for Sale: No Potential for Ransom Strips: No

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1262.8004 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:52 AM Ref: 3708 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3709

Source: New sites within existing employment

zoning

HM Ref:

**UCS Character Area:** WIDER CITY

Address: BELFAST HARBOUR AREA

BT3 Postcode: **District Electoral Area:** CASTLE

Area Working Group:

Site Area (ha): 2.5431 **Current Land Use:** Vacant site

Description:

Site Capacity: 0



No

Planning granted for residential use: **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:** 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:

NONE

Historic Park, Garden and Demesne: 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: 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: MINOR Distance from Bus Stop: 200-400m
Monument Record: NONE Distance from Train Halt: 400m+

**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: MINOR Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

## **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

## **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

## **Conclusions**

 Is the Site Suitable?
 Emp

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

 Employment Density Assumption:
 40% of site area

 Employment Yield:
 10172.2823

 Potential Employment Type:
 B3

Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3710

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA - ADJ TO

FORMER STENA TERMINAL

Postcode: BT 110
District Electoral Area: CASTLE

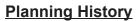
Area Working Group:

Site Area (ha): 0.4250

Current Land Use: Surface level car park

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

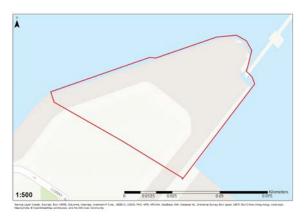
Planning granted for employment use: No

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:YesMixed 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: 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+ NONE

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

**Residential Area Characteristics:** 

Distance from Bus Stop: 400m+ ASSSI: NONE 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:** SIGNFICIANT Transport Network (BRT, Road

Surface Water: NONE Improvements:

Topography:

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1700.0004 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:37:55 AM Ref: 3710 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3711

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: Underutilised land at BHD Airport

Postcode: BHA 12

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.8994

Current Land Use: Underutilised site

**Description:** Site comprises large suface level car parking

which served airport.

Site Capacity: 0



## **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: Yes

Mixed Zoning:

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 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:** None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

NONE

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

NONE

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

Residential Area Characteristics:

Medium density

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

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

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: MINOR** 

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

Topography: Flat

## **Availability**

ASSSI:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 3597.7081 **Potential Employment Type:** B1 Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3712

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands at BHD Airport

Postcode: BT3

District Electoral Area: TITANIC

Area Working Group:

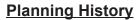
Site Area (ha): 1.3187

Current Land Use: Vacant site

**Description:** Site currently comprises underutilised surface

level car parking to serve BHD airport.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

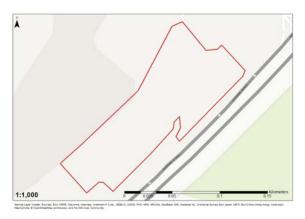
Planning granted for employment use: No

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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

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

Yes

## **Availability**

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

## **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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 5274.8941

**Potential Employment Type:** 

Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3714

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: CASTLEREAGH ROAD BUSINESS PARK

Postcode: BT 010/1
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.1302

Current Land Use: Vacant site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

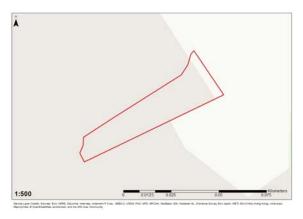
Planning granted for employment use: No

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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

Size of Site Retained:

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 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:** 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 520.8503 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:38:01 AM Ref: 3714 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3715

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: CASTLEREAGH ROAD BUSINESS PARK

Postcode: BT 087
District Electoral Area: TITANIC

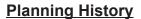
Area Working Group:

Site Area (ha): 0.4139

Current Land Use: Surface level car park

Description:

Site Capacity: 0



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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

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: VERY FAR Importance:

**Residential Area Characteristics:** 

**Distance from Arterial Route:** 200-400m 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: MINOR 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:** 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1655.5973 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3716

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: ISLAND STREET/BALLYMACARRETT

ROAD

Postcode: BHA 12
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.0817

Current Land Use: Vacant site

Description:

Site Capacity: 0



## **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:YesMixed 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 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 NONE VERY CLOSE **Highway Access to Site: Conservation Area:** NONE Distance from Bus Stop: 200-400m 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: SERIOUS Improvements:

Topography:

**Availability** 

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 326.7718 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:38:05 AM Ref: 3716 Page 2 of 2

## **Site Information**

UCS Unique Ref 3718

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: MONTGOMERY ROAD BUSINESS PARK

Postcode: MCH 32

District Electoral Area: LISNASHARRAGH

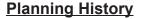
Area Working Group:

Site Area (ha): 0.2906

Current Land Use: Surface level car park

Description:

Site Capacity: 0



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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

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 FAR Importance:

**Distance from Arterial Route:** 200-400m 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:

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: Nο 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? HousingEmp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 16

**Potential Housing Type:** Apartment **Employment Density Assumption:** 40% of site area **Employment Yield:** 1162.4814 **Potential Employment Type:** В1 **Traveller Site:** No

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3719

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: MONTGOMERY ROAD BUSINESS PARK

Postcode: BT 124

District Electoral Area: LISNASHARRAGH

Area Working Group:

Site Area (ha): 0.4273

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesMixed 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:** 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 NONE ADJACENT **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:** 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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1709.1768 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3720

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: MONTGOMERY ROAD BUSINESS PARK

Postcode: BT 124

District Electoral Area: LISNASHARRAGH

Area Working Group:

Site Area (ha): 0.2119

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:
 SIGNFICIANT

 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:

Potential Open Space:

NONE

Land identified for Health Use:

River (Fluvial) Floodplain:

Special Protection Area:

NONE

RAMSAR:

NONE

Size of Site Retained:

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 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:** 

Walking Distance to City Centre:

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

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

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

MINOR

Topography:

Listed Building:

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 847.4199 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3722

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: WHITEROCK INDUSTRIAL ESTATE,

SPRINGFIELD ROAD (BT005/16)

Postcode: BT 106

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 0.5145

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesMixed 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 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 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: 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Unknown

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2057.9398 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

## **Site Information**

UCS Unique Ref 3723

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: WHITEROCK INDUSTRIAL ESTATE,

SPRINGFIELD ROAD (BT005/16)

Postcode: BT 106

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 0.9987

Current Land Use: Vacant site

Description:

Site Capacity: 0



## **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:YesMixed 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 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:** 

**Residential Area Characteristics:** 

WITHIN 100m NONE ADJACENT **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:** NONE

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

Topography:

**Availability** 

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 3994.9333 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3724

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: WHITEROCK INDUSTRIAL ESTATE,

SPRINGFIELD ROAD (BT005/16)

Postcode: BT 106

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 0.2521

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesMixed 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

Special Protection Area: NONE RAMSAR: NONE

NONE

Yes

Size of Site Retained:

Site Retained for further assessment:

River (Fluvial) Floodplain:

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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:** WITHIN 100m 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:** 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1008.4989 **Potential Employment Type:** B2 **Traveller Site:** No

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3725

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: WHITEROCK INDUSTRIAL ESTATE,

SPRINGFIELD ROAD (BY005/16)

Postcode: BT 106

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 0.3956

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesMixed 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 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 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:** NONE

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

Topography:

**Availability** 

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1582.4942 **Potential Employment Type:** B2

**Traveller Site:** No

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3728

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BHA 12
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 2.3346

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

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 FAR Importance:

**Distance from Arterial Route:** 400m+ 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

**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: MINOR** 

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

Topography:

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 9338.3376 **Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

4/19/2018 10:38:19 AM Ref: 3728 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3729

Source: New sites within existing employment

zoning

HM Ref:

**UCS Character Area:** WIDER CITY

Address: BELFAST HARBOUR AREA

**BHA 12** Postcode: **District Electoral Area:** TITANIC

Area Working Group:

Site Area (ha): 1.1977 **Current Land Use:** Vacant site

Description:

Site Capacity: 0





## **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:** Yes Mixed Zoning: No Housing Zoning: No

## **Absolute Constraints**

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

**Residential Area Characteristics:** 

Yes

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

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

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

10Mins+ WALK 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:** Vacant Multiple Ownerships: Nο Site for Sale: No

Potential for Ransom Strips: Ownership: Private

Yes

**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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 4790.8437 **Potential Employment Type:** ВЗ

**Traveller Site:** No

Phase:

Comments:

## **Site Information**

UCS Unique Ref 3730

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: BELFAST HARBOUR AREA

Postcode: BHA 12
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.7063

Current Land Use: Vacant site

Description:

Site Capacity: 0



# **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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

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: VERY FAR Importance:

**Distance from Arterial Route:** 400m+ 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:** 10Min CYCLE Neighbourhood Renewal Area:

10Mins+ WALK Listed Building: NONE 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2825.2048 **Potential Employment Type:** ВЗ **Traveller Site:** No

Phase: Comments:

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1:500

## **Site Information**

UCS Unique Ref 3817

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: LANARK WAY BUSINESS PARK

Postcode: BT 131
District Electoral Area: COURT

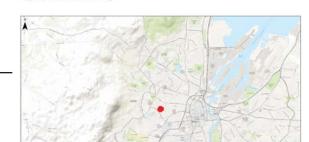
Area Working Group:

Site Area (ha): 0.3334

Current Land Use: Vacant site

**Description:** DfC issued development brief on this site.

Site Capacity: 0



## **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: Yes
Mixed Zoning: No
Housing Zoning: No

## **Absolute Constraints**

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

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge:

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

Size of Site Retained:

Site Retained for further assessment:

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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 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: NONE

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

**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: Nο Site for Sale: No 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1333.4809 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

UCS Unique Ref 3820

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: LANARK WAY BUSINESS PARK

Postcode: BT 131
District Electoral Area: COURT

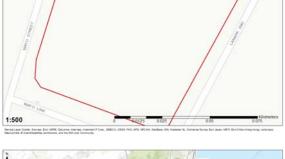
Area Working Group:

Site Area (ha): 0.7075

Current Land Use: Vacant site

Description:

Site Capacity: 0



# **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:YesMixed 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: 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: 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+

**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

Surface Water: MINOR Improvements:

Topography:

# **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Public Sector / DSD/BCC/NIHE)
 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? HousingEmp
Is the Site Available? Yes
Is the Site Achievable? Yes

# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield: 101

Potential Housing Type: Terrace

Employment Density Assumption: 40% of site area

Employment Yield: 2829.9736

Potential Employment Type: B2

Traveller Site: No Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3827

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: SPRINGBANK INDUSTRIAL ESTATE

Postcode: ML 19
District Electoral Area: COLLIN

Area Working Group:

Site Area (ha): 5.6682

Current Land Use: Vacant site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

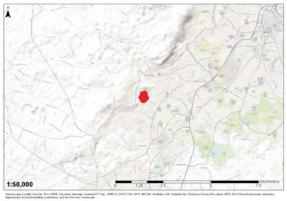
Employment Planning Reference No.:

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

### **Absolute Constraints**

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

alternative use:

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:

NONE

NONE

RAMSAR: NONE
Site Retained for further assessment: Yes

Size of Site Retained:

Special Protection Area:

**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+ NONE **Highway Access to Site: ADJACENT Conservation Area:** NONE Distance from Bus Stop: 100-200m ASSSI: NONE

**Distance from Train Halt:** 400m+ **Monument Record:** NONE Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE

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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 22672.9700

**Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3828

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: SPRINGBANK INDUSTRIAL ESTATE

Postcode: BT 102
District Electoral Area: COLLIN

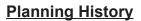
Area Working Group:

Site Area (ha): 0.4555

Current Land Use: Underutilised site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

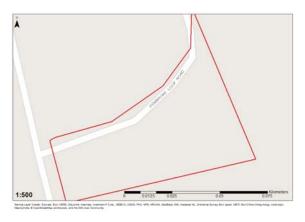
Planning granted for employment use: No

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:YesMixed 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: 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+ 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:** 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: NONE Improvements:

Topography:

**Availability** 

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1821.9707 **Potential Employment Type:** B2 **Traveller Site:** No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3829

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: SPRINGBANK INDUSTRIAL ESTATE

Postcode: BT 102
District Electoral Area: COLLIN

Area Working Group:

Site Area (ha): 1.1513

Current Land Use: Vacant site

Description:

Site Capacity: 0





# **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: Yes
Mixed Zoning: No
Housing Zoning: No

### **Absolute Constraints**

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

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge:
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

Size of Site Retained:

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:** 400m+ NONE **Highway Access to Site:** VERY CLOSE **Conservation Area:** NONE Distance from Bus Stop: 200-400m 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Comments:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 4605.0159 **Potential Employment Type:** B2 **Traveller Site:** No

Phase:

4/19/2018 10:38:31 AM Ref: 3829 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3830

Source: New sites within existing employment

zoning

HM Ref:

WIDER CITY - OUTSIDE **UCS Character Area:** 

Address: SPRINGBANK INDUSTRIAL ESTATE

ML 09 Postcode: **District Electoral Area:** COLLIN

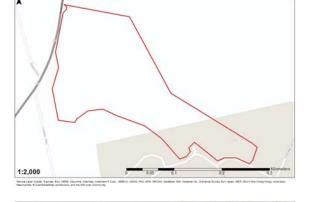
Area Working Group:

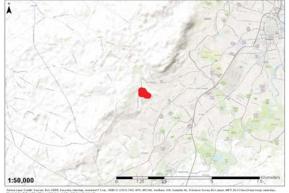
Site Area (ha): 6.0841 **Current Land Use:** Vacant site

Description: Part of the site occupied by Colin Community

Allotments. Area occupied by allotments removed from Capacity Study.

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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Allotments.

# **Land Use Zoning**

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

### **Absolute Constraints**

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

alternative use:

Part

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: MINOR MINOR 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: 3.93

**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:** 400m+ 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: 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:** 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 15720.0000

**Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3831

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: WIDER CITY

Address: GLAN ROAD BUSINESS PARK

Postcode: BT 111

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 1.0568

Current Land Use: Vacant site

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

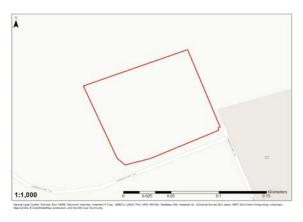
Planning granted for employment use: No

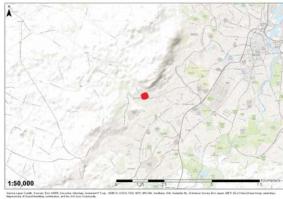
Employment Planning Reference No.:

**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:YesMixed 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

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+ 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: 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 4227.1668 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3833

Source: New sites within existing employment

zoning

HM Ref:

ARTERIAL ROUTE **UCS Character Area:** Address: DONEGALL ROAD

CC 028 Postcode: **District Electoral Area: BOTANIC** 

Area Working Group:

Site Area (ha): 1.4280

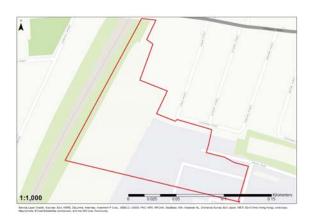
**Current Land Use:** Underutilised site

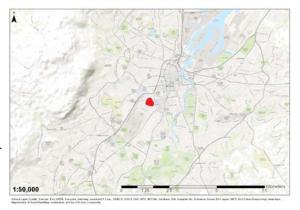
Description: Z/2013/1333/F - Demolition of existing

hospital/vacant buildings and construction of replacement acute mental health inpatient facility, car parking, re-alignment of access roads and associated operational

development Z/2013/0367/F - Demolition of existing Transport and Sewing Room building and construction of new transport and sewing room building, car/van/mini-bus parking and associated operational development

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:** SIGNFICIANT Mixed Zoning: NONE MINOR 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 NONE Area of Existing Open Space: **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: Nο

Size of Site Retained:

**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 Residential Area Characteristics:

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

Protected Route:

CLOSE

ASSSI: NONE Distance from Bus Stop: WITHIN 100m

 Monument Record:
 SIGNFICIANT
 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: NONE Improvements:

Topography:

Importance:

**Availability** 

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

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Unknown

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

 Is the Site Suitable?
 Emp

 Is the Site Available?
 No

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

Employment Density Assumption:40% of site areaEmployment Yield:5712.0234Potential Employment Type:B2

Potential Employment Type: B2
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3834

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: WESTLINK ENTERPRISE CENTRE,

DISTILLERY STREET

Postcode: CC 028

District Electoral Area: COURT

Area Working Group:

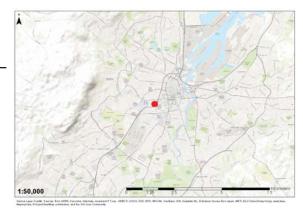
Site Area (ha): 0.2693

Current Land Use: Vacant site

Description:

Site Capacity: 0





# **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:YesMixed 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: CONSIDERABLE

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

NONE

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

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 100m-200 SIGNFICIANT AQMA: 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: 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:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 1077.3857 **Potential Employment Type:** B2

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:38:38 AM Ref: 3834 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3836

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: LAND AT SPRINGFIELD ROAD (FORMER

MACKIE'S SITE) - BT004

Postcode: BT 010/2
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 17.8969

Current Land Use: Vacant site

Description:

Site Capacity: 0





# **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:
 SIGNFICIANT

 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 No

alternative use:

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

MINOR

**Residential Area Characteristics:** Site of Local Nature Conservation No

Protected Route: VERY CLOSE 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:** 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:

Topography:

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 71587.6792 **Potential Employment Type:** B2

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:38:41 AM Ref: 3836 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3837

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: SPRINGFIELD ROAD (BT005/18)

Postcode: BT 134

District Electoral Area: BLACK MOUNTAIN

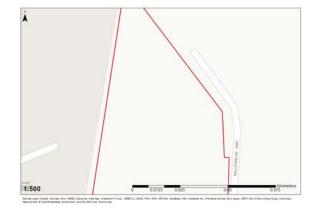
Area Working Group:

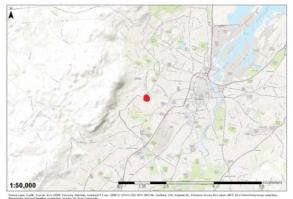
Site Area (ha): 0.5137

Current Land Use: Vacant site

Description:

Site Capacity: 0





# **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: Yes
Mixed Zoning: No
Housing Zoning: No

### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for 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 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:** 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: 10Min CYCLE Neighbourhood Renewal Area: NONE Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

**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: Nο 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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 2054.6357 **Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:38:43 AM Ref: 3837 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3838

Source: New sites within existing employment

zoning

HM Ref:

UCS Character Area: INNER CITY

Address: SPRINGFILED ROAD BUSINESS PARK

Postcode: BT 134
District Electoral Area: COURT

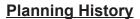
Area Working Group:

Site Area (ha): 0.7482

Current Land Use: Underutilised site

Description:

Site Capacity: 0



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: Yes
Mixed Zoning: No
Housing Zoning: No

### **Absolute Constraints**

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

alternative use:

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:

NONE

Special Protection Area:

NONE

RAMSAR:

NONE

Site Retained for further assessment:

Size of Site Retained:

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: 100-200m

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

Neighbourhood Renewal Area: CONSIDERABLE 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:
 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?
 Emp

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

 Employment Density Assumption:
 40% of site area

 Employment Yield:
 2992.8286

 Potential Employment Type:
 B2

 Traveller Site:
 No

Phase: Comments:

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# **New Sites**

#### **Site Information**

UCS Unique Ref 3467

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 125-165 Cromac Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3354

Current Land Use: Underutilised site

**Description:**Large sire which is mainly a surface level car park. Some businesses are operating from the

site however it has potential for

redevelopment.

Site Capacity:





## **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: Yes

**Employment Planning Reference No.:** Z/2010/1498/F

Employment Planning Proposal Description: Change of use of existing grou

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:

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: 0.3354

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

**Distance from Arterial Route:** 400m+ NONE ADJACENT 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: 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: 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 & Employment

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: 105.9864 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 13466.4000

Potential Employment Type: В1 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3468

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at Joy Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1255

Current Land Use: Surface level car park

**Description:**Site split in to tow sections. Both used for private car parking. Site has development potential. Currently feels like a back land site

potential. Currently feels like a back land site whoever will be improved when other sites in the area are developed.

the area are developed.

Site Capacity: 0



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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Temporary car parking pending full redevelopment.



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: NONE
Urban Landscape Wedge: NONE

Area of Existing Open Space:

Potential Open Space:

NONE

NONE

Land identified for Health Use:

NONE

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

Site Retained for further assessment: Yes

Size of Site Retained: 0.1255





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

Area of Townscape Character:

Importance:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

Distance from Arterial Route:

**Protected Route:** 

High density

VERY FAR

400m+

LLPA: NONE

Site of Local Nature Conservation

AQMA: NONE

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

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

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

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

Tidal Flood Plain: SIGNFICIANT **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 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 & Employment

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: 39.658

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 5149.0000 **Employment Yield: Potential Employment Type:** В1

Traveller Site: No

Phase: Comments:

## **Site Information**

UCS Unique Ref 3469

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Junction of Ormeau Ave and Ormeau Road

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2240

Current Land Use: Underutilised site

**Description:** Well utilised surface level car park.

Historically this site was meant to

accommodate a transport scheme which did

not proceed.

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: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:** 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: 0.224

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

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

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

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: MINOR Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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 & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Comments:

Housing Yield: 70.784

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 9109.6000 Potential Employment Type: В1 **Traveller Site:** No

Phase:

4/19/2018 10:06:54 AM Ref: 3469 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3470

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

6 Bankmore Street (Car Park) Address:

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0581

**Current Land Use:** Surface level car park

Triangular site. Could be developed alongside adjacent surface car park. Description:

Site Capacity: 0





# **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

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: 0.0581

**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:** 400m+ 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: 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:

Flat

## **Availability**

Topography:

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 & Employment

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: 18.3596 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2376.4000 **Potential Employment Type:** В1

**Traveller Site:** No Phase:

Comments:

## **Site Information**

UCS Unique Ref 3471

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: South of Bankmore Square St

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1099

Current Land Use: Surface level car park

**Description:**Triangular site which become quite narrow at the Easter Side. Dwelling also close to the

rear boundary may reduce the potential height of a new development. Build development will be situated in the western section of the site.

Site Capacity: 0





## **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 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: 0.1099

No **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

LLPA: NONE

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

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

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

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

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

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

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

Surface Water: NONE Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

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 & Employment

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: 34.7284 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 3960.7000 **Employment Yield: Potential Employment Type:** В1

Traveller Site: No

Phase: Comments:

## **Site Information**

**UCS Unique Ref** 3473

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Junction of Maryville St and Bankmore Sq

CC 029 Postcode: BOTANIC **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.2006

**Current Land Use:** Surface level car park

Description: Public sector owned car park. Was initially

required as part of a highway proposal for a ring road. Need to confirm of this is still a possible project. UCS assumes the site is

available.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

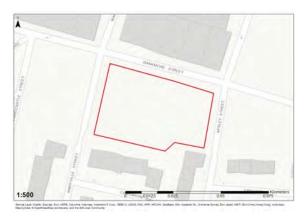
Planning granted for employment use: No

**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: 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

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 NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.2006

No **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

LLPA: NONE

**Residential Area Characteristics:** Medium density Site of Local Nature Conservation

**Protected Route:** VERY FAR Importance: Distance from Arterial Route: 400m+ AQMA: NONE

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

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

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

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

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

Surface Water: NONE Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

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 & Employment

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: 63.3896 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 7921.4000 **Employment Yield: Potential Employment Type:** В1

Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3474

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Between Hardcastle Street and Maryville

Street

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1077

Current Land Use: Underutilised site

**Description:** Z/2013/0847/F - Proposed pumping station and combined sewer overflow chamber. This

will include a MCC kiosk, wash water booster set, lighting column, site boundary fence and compound yard (amended description and

plans).

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

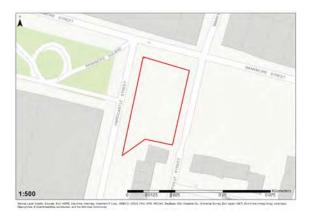
Planning granted for employment use: No

**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

alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.1077

**Site Suitability Assessment** 

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 Residential Area Characteristics: Medium density

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: NONE 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: Flat

**Availability** 

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Public Sector (DSD/BCC/NIHE)
 Potential for Ransom Strips:
 No

Willing Owner: Unknown

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 34.0332

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 4267.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3475

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** Address: Bruce St Car Park

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1850

**Current Land Use:** Surface level car park

Existing public car park. The site is quite narrow and has a building accessing on to the Description:

car park.

Site Capacity: 0





## **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

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: 0.185

**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

Protected Route: FAR Importance:

**Distance from Arterial Route:** 400m+ 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:

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

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

Surface Water: CONSIDERABLE 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:

## **Achievability**

**Market Attractiveness:** Market likely to deliver

Infrastructure 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): 316

Refined Density Assumption:

Housing Yield: 58.46

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 7325.0000 **Potential Employment Type:** В1

**Traveller Site:** No Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3476

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Gasworks, Cromac Place

Postcode: BT 125
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3462

Current Land Use: Surface level car park

**Description:** Site has potential to be developed with the car

parking provided underground.

Site Capacity: 0



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:

Evidence that the site is being developed for N

alternative use:

Historic Park, Garden and Demesne: NONE

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

Potential Open Space: NONE
Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.3462

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

NONE

Site of Local Nature Conservation

Protected Route: VERY FAR Importance: **Distance from Arterial Route:** 200-400m 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: 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: NONE Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Apartment/Flat **Potential Housing Type:** 

39607 **Employment Density Assumption: Employment Yield:** 13862.5000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3477

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Queens Quay, between Bridge End and

M'path St

CC 029 Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.4882

**Current Land Use:** Surface level car park

Description:

This site is part of the Queens Quay Masterplan, owner by DfC. Plans in progress

to redevelop this site.

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:

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 Size of Site Retained: 0.4882

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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 Protected Route: VERY CLOSE Importance:

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

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

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

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

Surface Water: NONE Improvements:

Topography: Flat

## **Availability**

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

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: Infrastructure works required

#### **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): 316

Refined Density Assumption:

Housing Yield: 154.2712 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 19336.1370 **Potential Employment Type:** В1

**Traveller Site:** 

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3478

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Queens Quay, between the Lagan Weir

and M3

CC 029 Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.2698 **Current Land Use:** Green space

Description:

Site Capacity: 0





## **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:

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 Size of Site Retained: 0.2698

**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 Protected Route: VERY CLOSE Importance:

**Residential Area Characteristics:** 

**Distance from Arterial Route:** 400m+ 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: NONE Walking Distance to City Centre:

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

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

Topography: Flat

### **Availability**

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

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 & Employment

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: 85.2568 Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 10685.9690

**Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

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#### **Site Information**

**UCS Unique Ref** 3479

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Adjacent to Scrabo Street and Station

CC 029 Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.0640

**Current Land Use:** Surface level car park

Description: Surface level cap park adjacent to railway

Site Capacity: 0





## **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:

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: 0.064

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:** 

AOMA: 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: 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:

**Availability** 

Topography:

Planning History: Current Availability: Temporary Use

Site for Sale:NoMultiple Ownerships:NoOwnership:PrivatePotential 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 & Employment

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: 20.224

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:2534.8480Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3480

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Land off Scrabo Street

Postcode: BT5
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.2900

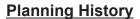
Current Land Use: Surface level car park

**Description:** Part of the site occupied by Quay Gate offices. The surface level car park would be

offices. The surface level car park would be suitable for development and is currently for sale. Remaining site are below excludes the

existing building.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

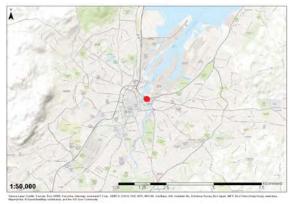
Employment Planning Reference No.:

**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:

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 **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.22

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**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: Commercial Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation

Importance:

**Protected Route:** VERY CLOSE

CITY CENTRE

**Residential Area Characteristics:** 

**Cycling Distance to City Centre:** 

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

Neighbourhood Renewal Area:

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

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

Surface Water: MINOR Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

Site for Sale: Yes 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 & Employment

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: 69.52

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 11486.0300 **Employment Yield:** 

**Potential Employment Type:** В1

**Traveller Site:** 

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3481

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Land at the Lagan Bridge off slip /

Middlepath St

Postcode: CC 029 District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.3118 **Current Land Use:** Green space

Heavily vegetated are of and between Middlepath Street and Lagan Bridge. East Description:

Bank Strategy identified as having development potential.

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**

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: 0.311

**District Centre: Utilities on Site:** None 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:** Site of Local Nature Conservation Protected Route:

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

VERY CLOSE

Distance from Train Halt: 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: Steeply sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable? Housing & Employment

Yes Is the Site Available? Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 98.5288 Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 12349.4630

**Potential Employment Type:** В1

**Traveller Site:** Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3482

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Adjacent to Middlepath Street and Station

Street

Postcode: CC 029
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.2781

Current Land Use: Surface level car park

**Description:**Underutilised private surface level car park adjacent to the railway line. Site adjacent has

planning permission for residential apartment

block

Site Capacity: 0





## **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 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: 0.2781

**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: VERY CLOSE

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: CITY CENTRE Neighbourhood Renewal Area:

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: Flat

#### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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? HousingEmp 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: 87.8796 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 11014.7070 В1

Potential Employment Type: **Traveller Site:** No

Phase: Comments:

4/19/2018 10:07:20 AM Ref: 3482 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3483

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Car Park located at Dalton St / Bridge End

CC 029 Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.2713

**Current Land Use:** Surface level car park

Description: DfC owned surface level cap park. See East

Bank Strategy

Site Capacity: 0





## **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:

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: 0.2713

**District Centre: Utilities on Site:** None 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:** Site of Local Nature Conservation Protected Route: Importance:

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

VERY CLOSE

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

Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: **SERIOUS** 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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No 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 & Employment

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: 85.7308 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 10745.3790 В1

**Potential Employment Type:** 

**Traveller Site:** Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3484

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Between Bridge End and Middlepath Street

Postcode: TITANIC **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.2969

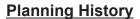
**Current Land Use:** Underutilised site

Description:

Site occupied by several businesses; Campbell McCleave and Co / Capital Fire and Security Systems. Site has potential for further comprehensive development - see

East Bank Strategy.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

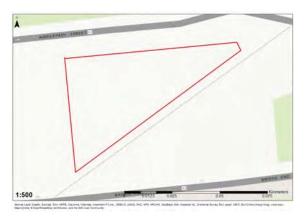
Planning granted for employment use: No

**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: 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

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: 0.2969

No **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

LLPA: NONE

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

**Protected Route:** VERY CLOSE Importance:

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

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

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

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

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

Surface Water: MINOR Improvements:

Flat

### **Availability**

Topography:

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

Site for Sale: No Multiple Ownerships: Unknown Potential for Ransom Strips: Nο 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? HousingEmp 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: 93.8204 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 11759.3180 **Employment Yield:** 

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3485

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Park and Ride, Middlepath Street

BT 125 Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.6415

**Current Land Use:** Surface level car park

Description: Dfl Park and Ride facility. Currently well used.

Refer to East Bank Strategy

Site Capacity: 0





## **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:

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: 0.6415

**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

Medium density

VERY CLOSE

NONE

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

Importance:

**Distance from Arterial Route:** 100m-200 NONE AQMA: 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:** MINOR Cycling Distance to City Centre: CITY CENTRE Neighbourhood Renewal Area: **SERIOUS** 

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: 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? HousingEmp 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: 202.714 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 25348.0000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3486

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Middlepath Street and Newtownards Road

Postcode: BT 125
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.3110

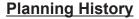
Current Land Use: Green space

**Description:** Grassed area bounded by the flyover and Bridge End. Currently underused. Refer to

Bridge End. Currently underused. Refer to East Bank Strategy. Flyover is a constraint and development would likely require this to

be removed.

Site Capacity: 0



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:

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: 0.311

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: Commercial

LLPA: NONE

Site of Local Nature Conservation
Importance:

Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE

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

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: 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? HousingEmp
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: 98.276

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:11882.0000

Potential Employment Type: B1

Traveller Site:

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3487

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Land bounded by Bridge End and Address:

Newtownards Road

Postcode: BT 125 TITANIC **District Electoral Area:** 

Area Working Group:

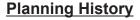
Site Area (ha): 0.2724 **Current Land Use:** Green space

Description:

Site is currenly a grasassed open space. Identified as a gateway site in BMAP. Development may relay on the flyover being removed. envisaged as development site in

the East Bank Strategy.

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: 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

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: 0.2724

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:

Residential Area Characteristics: Medium density
Protected Route: VERY CLOSE

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

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: 86.0784

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 39607
Employment Yield: 10693.9000

Potential Employment Type: B1

Traveller Site:

Comments:

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Phase:

Ref: 3487

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#### **Site Information**

**UCS Unique Ref** 3488

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Storage yard at Corporation St

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 1.2707

**Current Land Use:** Underutilised site

Description:

This site was acquired by Dfl as part of the York street Interchange project. The DfC Greater Clerendon Master plan identifies parts of it as development opprtunies after the Interchange is developed. (this is likely to be at least medium term)

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:** 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:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 1.2707

**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 CLOSE

AOMA: MINOR Distance from Arterial Route: 100m-200

AQMA: MINOR Distance from Arterial Route: 100m-200
Conservation Area: NONE Highway Access to Site: VERY CLOSE
ASSSI: 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: CONSIDERABLE 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: 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 & Employment

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

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# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

**Refined Density Assumption:** 

Housing Yield: 401.5412

Potential Housing Type: Apartment/Flat

Employment Density Assumption:30697Employment Yield:10693.9000

Potential Employment Type: B1
Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3490

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: 42-44 Little Patrick Street

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1678 **Current Land Use:** Vacant site

Description: Building shave been cleared. Planning

permission in place for student accommodation.

Site Capacity: 0





## **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:

Other use Planning Reference No.: LA04/2015/0716/F

Other use Proposal Description: Erection of a 11 storey building for managed 354 student accommodation studios

## **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 **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.1678

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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: NONE 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:** Vacant Multiple Ownerships: Nο 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 & Employment

Is the Site Available? Nο Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 53.0248 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 6646.0550 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

UCS Unique Ref 3491

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 27-29 Corporation Street

Postcode: CC 030
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3125

Current Land Use: Underutilised site

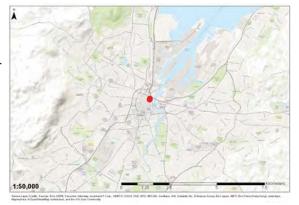
**Description:** Application Z/2015/0176/F pending for 250

bed hotel on part of the site. Recent market intelligence suggest the site might come

forward for housing.

Site Capacity: 0





## **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: Yes

Other use Planning Reference No.: Z/2015/0176/F

Other use Proposal Description: Basement car park and 250 bed hotel.

Yes

## **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

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: 0.152

**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: VERY CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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: CITY CENTRE Neighbourhood Renewal Area:

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

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

Surface Water: NONE Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Temporary Use Multiple Ownerships: Unknown 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): 316

Refined Density Assumption:

Housing Yield: 47.4 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 12377.1880

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3492

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Surface Car Park adjacent to railway line.

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1335

**Current Land Use:** Surface level car park

Description: Surface car park. Greater Clarendon

Masterplan notes as the potential for a new Railway Halt / Station. Site in private ownership.

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:** 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:** 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: 0.1335

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

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

**Residential Area Characteristics:** 

**Distance from Arterial Route:** 200-400m 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: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE 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: 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? HousingEmp 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: 42.186

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 5287.5350 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3494

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Corporation St surface car park

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.2177

**Current Land Use:** Surface level car park

BCC owned surface level car park adjacent to DfC Social Security Building. Highlighted as a development opportunity in the Greater Description:

Clarendon Masterplan.

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:** 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: 0.2177

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

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

**Residential Area Characteristics:** 

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

400m+ **Distance from Train Halt: 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** 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 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 & Employment

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: 68.7932 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 8622.4440 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

**UCS Unique Ref** 3495

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** Address: 123-153 York Street

BT15 1AB Postcode: District Electoral Area: CASTLE

Area Working Group:

0.3024 Site Area (ha):

**Current Land Use:** Underutilised site

Description: Surface level car parking and underutilised buildings. Part of the site has a more recent

planning approval for student accommodation therefore has been excluded form the capacity assessment. Small corner section also has approval for office therefore has been excluded.

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: Part

Z/2015/0177/F Other use Planning Reference No.:

Other use Proposal Description: 12 storey mixed use building with a ground floor retail unit, 407 managed student acommodation

## **Land Use Zoning**

**Employment Zoning:** No Mixed Zoning: 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 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: 0.13

**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: High density

Importance: Protected Route: VERY CLOSE

AOMA: SIGNEICIANT Distance from Arterial Route: 100m-200

AQMA: SIGNFICIANT 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: SERIOUS Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

**Availability** 

Topography:

Planning History: Current Availability: Expected to cease

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Unknown

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 41

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:5148.9100Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3499

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: Junction of York Street / Great Georges St

Postcode: CC 030 District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.1519

**Current Land Use:** Surface level car park

Description:

Site Capacity: 0





## **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:

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 Size of Site Retained: 0.1519

**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:** 100m-200 SIGNFICIANT 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: NONE CITY CENTRE Listed Building: MINOR Walking Distance to City Centre:

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

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 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 & Employment

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 48.0004 Apartment/Flat **Potential Housing Type: Employment Density Assumption:** 39607

**Employment Yield:** 5941.0500 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

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#### **Site Information**

**UCS Unique Ref** 3500

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: 2-8 Brown Sq and adj car park

Postcode: CC 030 District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.2493

**Current Land Use:** Underutilised site

Underutilised site, currently Browns Square car park and light industrial one storey buildings. Protected housing area. 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: 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:

**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 No Protected Route: VERY CLOSE 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:** 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: Flat

## **Availability**

Planning History: **Current Availability:** Temporary Use 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: 78.7788 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3501

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Junction of North St and Carrick Hill

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.2203

Current Land Use: Surface level car park

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

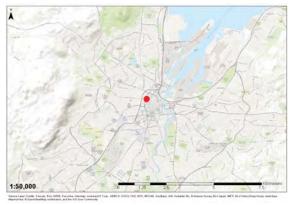
Employment Planning Reference No.:

**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:

Evidence that the site is being developed for N

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE
Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.2203

**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: 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: WITHIN 100m ASSSI: NONE

Medium density

VERY CLOSE

**Distance from Train Halt:** 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: NONE Improvements:

Topography: Flat

#### **Availability**

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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 & Employment

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: 69.6148 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 8725.4220 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3502

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at St Andrews Square (east)

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0938

Current Land Use: Surface level car park

**Description:** Currently used for surface level car parking.

Site has development potential.

Site Capacity: 0





## **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

Size of Site Retained: 0.0938

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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: Commercial Lagan Valley Regional Park: NONE

Residential Area Characteristics:

Medium density

CLOSE

NONE

Site of Local Nature Conservation

Protected Route: Importance: **Distance from Arterial Route:** NONE

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: CONSIDERABLE

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

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

MINOR Topography: Flat

**Availability** 

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: 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 & Employment

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: 29.6408 Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 3564.6000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3503

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at St Andrews Sq (west)

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0891

Current Land Use: Surface level car park

**Description:** Site currently utilised for car parking. Has

development potential.

Site Capacity: 0





## **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

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: 0.0891

**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 No

Protected Route:

CLOSE

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 WITHIN 100m **Distance from Train Halt: Monument Record:** NONE

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

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: Flat

## **Availability**

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? HousingEmp 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: 28.1556 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 3564.6000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3504

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: End of River Terrace to rear of Gasworks

BT 125 Postcode: District Electoral Area: BOTANIC

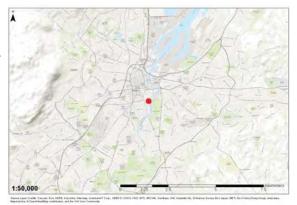
Area Working Group:

Site Area (ha): 0.1033 **Current Land Use:** Vacant site

Site appears to be vacant. Possibly a previous industrial use. Description:

Site Capacity: 0





## **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:

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 Size of Site Retained: 0.1033

**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:

Protected Route: VERY FAR **Distance from Arterial Route:** 200-400m 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

Residential Area Characteristics:

Medium density

**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:

Flat

#### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 32.6428 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 3960.7000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:07:55 AM Ref: 3504 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3505

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Junction of Donegal Pass and Ormeau

Road.

Postcode: BT 125
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0735

Current Land Use: Surface level car park

Description:

Site Capacity: 0





## **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:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

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: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.0735

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

**Distance from Arterial Route:** 100m-200 SIGNFICIANT 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:** CITY CENTRE Neighbourhood Renewal Area: NONE CITY CENTRE SERIOUS Walking Distance to City Centre:

Listed Building: **Enhancements to the Proposed** 

NONE **Tidal Flood Plain:** Transport Network (BRT, Road Surface Water: NONE Improvements:

Topography: Flat

## **Availability**

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 & Employment

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: 23.226

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 2772.5000 **Potential Employment Type:** В1 No

**Traveller Site:** Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3506

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** Address: 51-65 Sandy Row

Postcode: CC 031 District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0379 **Current Land Use:** Vacant site

Description:

Small vacant site at the corner of Rowland Way and Sandy Row. Proposed development of 11no 1 bed apartments, 1no 2 bed apartment, 1no bedsit and associated facilities (amended description and scheme) - REFUSED.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** Z/2013/0925/O - Residential se

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 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: 0.0379

## **Site Suitability Assessment**

District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground No 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

**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: 100-200m

Monument Record: NONE Distance from Train Halt: 200-400m

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: MINOR Improvements:

Topography: Flat

## **Availability**

Importance:

Planning History: Current Availability: Temporary Use

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Unknown

#### **Achievability**

Market Attractiveness:

May come forward but will require some form of public sector support (social

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

Is the Site Suitable? Housing & Employment

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: 11.9764

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:1584.2800

Potential Employment Type:

Traveller Site:

Comments:

Phase:

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#### **Site Information**

**UCS Unique Ref** 3507

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: Land adjacent to Lagan Lookout

CC 029 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1884

**Current Land Use:** Surface level car park

Car park and open space adjacent to the DfC Lagan Lookout building. Description:

Site Capacity: 0





## **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:

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 Size of Site Retained: 0.1884

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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: MINOR** Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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 & Employment

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: 59.5344 Apartment/Flat **Potential Housing Type: Employment Density Assumption:** 39607

**Employment Yield:** 7461.9590 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

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Phase:

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#### **Site Information**

**UCS Unique Ref** 3508

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

117-127 Great Victor Street Address:

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1142

**Current Land Use:** Underutilised site

Site includes several underused / derelict buildigns. The side as a package has redevelopment potential. One or two active Description:

business at the ground floor.

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:** 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: 0.1142

**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

Protected Route: FAR Importance:

**Distance from Arterial Route:** 200-400m 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:** NONE CITY CENTRE

**Cycling Distance to 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: 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: 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 & Employment

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: 36.0872 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 4356.8000 Potential Employment Type: В1

**Traveller Site:** No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3509

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Shaftsbury Sq Hospital and adj buildings Address:

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0996 **Current Land Use:** Vacant site

Listed building has been on the market for sale recently. Has potential for redevelopment Description:

for offices or residential.

0 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: No Mixed Zoning: Nο **Housing Zoning:** No

#### **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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0.0996

High density

#### **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: Commercial Lagan Valley Regional Park: NONE

NONE

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

FAR Importance:

**Distance from Arterial Route:** 200-400m 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 Neighbourhood Renewal Area:

CITY CENTRE 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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 31.4736 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 3921.1000 **Potential Employment Type:** В1

**Traveller Site:** Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3510

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Go Garage on Great Victoria St

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1282

**Current Land Use:** Underutilised site

Description:

Currently a Go petrol station operating from the site. There were plans in the past for a tall residential building on the site. Given the city centre location it is considered that this site should have development potential in the long

term.

Site Capacity: 0



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: Yes

Other use Planning Reference No.: Z/2011/1120/F

Other use Proposal Description: Redevelopment of vacant lands (previously a service station and forecourt) for an unattended 24

## **Land Use Zoning**

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

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units:





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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: 0.1282

**Site Suitability Assessment** 

District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground Yes

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: High density

Importance: Protected Route: 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:** 200-400m Monument Record: NONE

Neighbourhood Renewal Area: 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: 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 & Employment

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

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 40.5112

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 5148.9000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3511

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 90-94 Great Victoria Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0264

Current Land Use: Vacant site

**Description:**Site remains vacant. Has development potential. 86-88 Great Victoria St also look

underused and could form part of a

redevelopment scheme.

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

 Employment Zoning:
 No

 Mixed Zoning:
 No

 Housing Zoning:
 No

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No Evidence that the site is being developed for 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: 0.0264

**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

Protected Route: FAR Importance:

**Distance from Arterial Route:** 400m+ 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:

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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 8.3424

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 1188.2000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3512

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE Address: 1-6 Shaftsbury Sq

Postcode: BT7 1BS District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0586

**Current Land Use:** Underutilised site

Description:

Building has remained vacant / derelict for some time. Hoarding suggest new landmark hotel however no planning permission in place. Designated as a gateway site in BMAP.

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:** 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: 0.0586

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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: Commercial Lagan Valley Regional Park: NONE

Medium density

VERY FAR

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: Importance:

**Distance from Arterial Route:** 200-400m 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: 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: Nο 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 & Employment

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: 18.5176 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2376.4000 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

**UCS Unique Ref** 3513

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Donegal pass police station

BT 118 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2265 **Current Land Use:** Vacant site

Police station site currently vacant. No planning permission. Rear portion of the site sits within a protected housing area. Description:

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: 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: 0.2265

**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

VERY FAR

NONE

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: Importance:

**Distance from Arterial Route:** 200-400m 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:** 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 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: Private

Willing Owner: Yes

### **Achievability**

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 71.574

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 9109.6000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3514

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: 1 Dublin Road and adj vacant lands

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0510

**Current Land Use:** Underutilised site

Newsagents has recently closed leavingthis site primce for redevelopment. Description:

Site Capacity: 0



## **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

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: 0.051

**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

Protected Route: FAR Importance:

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

**Conservation Area:** SIGNFICIANT Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m NONE **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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 16.116

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 1980.4000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3515

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 31 Linenhall Street

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0922

Current Land Use: Underutilised site

**Description:** Recently for sale as a redevelopment opportunity. Several businesses currently

opportunity. Several businesses currently operating including Urban Retreat and electrical store. Portion of the site used for private parking. Advertisement panels also

present.

Site Capacity: 0



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 N

alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.0922

**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: High density

Importance: Protected Route: VERY 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

Neighbourhood Renewal Area: 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: Flat

**Availability** 

Planning History: Current Availability: Expected to cease

 Site for Sale:
 Yes
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

**Achievability** 

Market Attractiveness: Market likely to deliver

Infrastructure 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

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 29.1352

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:3564.6000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3516

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: 13-23 Clarence Street

BT2 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1055

**Current Land Use:** Underutilised site

Description:

LA04/2015/0674/F - Demolition of existing building and construction of new 9 storey office building comprised of open plan office and entrance lobby on the ground floor and eight floors of office accommodation -

application pending.
As the application is not approved the site is considered suitable for both housing and

employment.

Site Capacity:





### **Planning History**

Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

**Employment Planning Reference No.:** Application pending.

**Employment 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 NONE Area of Existing Open Space: **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: 0.1055

**Site Suitability Assessment** 

District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground No Stability Issues:

Area of Townscape Character: Stability Issu

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation Importance: Residential Area Characteristics: High density VERY 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: 400m+

Neighbourhood Renewal Area: 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: MINOR Improvements:

Topography: Flat

**Availability** 

Planning History: Current Availability: Expected to cease

Site for Sale: No Multiple Ownerships: 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 & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 33.338

 Potential Housing Type:
 Apartment/Flat

 Employment Density Assumption:
 Density pending.

 Employment Yield:
 7317.4400

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3517

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Junction of Alfred St and Franklin St

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0636

Current Land Use: Surface level car park

**Description:** Appears to be private car park linked to

adjacent commercial development. Due to the location this site is considered to be

underutilised.

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: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: 0.0636

**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 Protected Route: VERY FAR Importance:

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

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

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

**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: NONE Improvements:

Topography: Flat

## **Availability**

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 & Employment

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: 20.0976 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2376.4000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3518

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** Address: 1 Sussex Place

BT2 Postcode: District Electoral Area: BOTANIC

Area Working Group:

0.0503 Site Area (ha): **Current Land Use:** Vacant site

Description:

Previous applicant for Conversion from school house to community/ cultural use with ancillary office space. Site has recently been on the market with the sale now agreed therefore it is assumed that the intention is not to develop for community use. Potential for office or residential.

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 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

alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.0503

## **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: VERY 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: 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: SIGNFICIANT Enhancements to the Proposed
Transport Network (BRT, Pood

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

Topography: Flat

## **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 Yes
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

#### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

#### Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 15.8948

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 1980.4000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3519

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Sussex Place and lands adjacent to

Hamilton House.

Postcode: BT2
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0427

Current Land Use: Vacant site

Description: LA04/2015/0224/F - Retention, conversion

and extension of former convent house for 6 one-bedroom and 6 two-bedroom apartments

(12 in total

Site Capacity: 0





### **Planning History**

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: LA04/2015/0224/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:

140

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: 0.0427

**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+ 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: NONE

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

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

Refined Density Assumption:

Housing Yield: 12

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3520

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: Junction of Joy St and May St

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1094

**Current Land Use:** Surface level car park

Description:

Pre-app discussion regarding possible office building. As no approval in place the site considered suitable for housing or office.

Currently surface car parking.

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:** 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: 0.1094

**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 Protected Route: VERY FAR Importance:

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

Topography: Flat

## **Availability**

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 & Employment

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: 34.5704 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 4356.8000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3521

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Laganbank Road, adj to St Johns Close

Postcode: BT 125
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1533

Current Land Use: Surface level car park

**Description:** Private surface level car park. Potential to

redevelop and provide underground car

parking.

Site Capacity: 0



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

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: 0.1533

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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

Site of Local Nature Conservation Importance:

NONE **Conservation Area:** NONE ASSSI: NONE **Monument Record:** NONE

Neighbourhood Renewal Area:

Listed Building: NONE

CONSIDERABLE **Tidal Flood Plain:** Surface Water: MINOR

Topography: Flat High density

Residential Area Characteristics: Protected Route: FAR

**Distance from Arterial Route:** 200-400m VERY CLOSE **Highway Access to Site:** WITHIN 100m Distance from Bus Stop: **Distance from Train Halt:** 100-200m **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:** Temporary Use

Multiple Ownerships: No Site for Sale: 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? HousingEmp 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: 48.4428 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 5941.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3525

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: Junction of Montgomery St and Gloucester

CC 029 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1058

**Current Land Use:** Surface level car park

Description:

Site Capacity: 0





## **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

alternative use:

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

NONE

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

Size of Site Retained: 0.1058

High density

VERY FAR

### **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: Commercial Lagan Valley Regional Park: NONE

NONE

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

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

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

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

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: 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 & Employment

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: 33.4328 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 4158.7000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:08:31 AM Ref: 3525 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3526

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 87-91 Ann Street

Postcode: CC 029

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0609

Current Land Use: Underutilised site

**Description:** Derelict building. Listed.

Site Capacity: 0





## **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:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.0609

**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

Residential Area Characteristics:

Potential for Ransom Strips:

Protected Route:

High density

CLOSE

NONE

Site of Local Nature Conservation

Importance:

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

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

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

CITY CENTRE 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: Flat

## **Availability**

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

Ownership: Private Willing Owner: Unknown

## **Achievability**

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

Is the Site Suitable? Housing & Employment

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: 19.2444 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2376.4000 **Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3527

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands adjacent to 14 College Sq North

Postcode: CC 031
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.0828

Current Land Use: Surface level car park

Description: LA04/2016/2018/F - pending - Seven storey residential development comprising 46 apartments with associated basement level

apartments with associated basement level car parking with 25 parking spaces, amenity space, associated site works and alterations to the junction of Hamill Street and College Square North. (amended proposal)

Site Capacity: 0





#### **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.: LA04/2016/2018/F - pending (

Planning granted for employment use: No

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

Employment Zoning: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: **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: 0.0828

**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: VERY CLOSE

Distance from Arterial Route: 200-400m 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 CITY CENTRE

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

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

Listed Building: SERIOUS Walking Distance to City Centre: CITY CE
Tidal Flood Plain: NONE Enhancements to the Proposed

Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

**Availability** 

Topography:

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

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Housing Density Assumption (Dwellings per hectare):	Planning pending 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 3528

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at 27 Grovesnor Road

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3172

Current Land Use: Underutilised site

**Description:** Occupied by McCausland Car Park. Has

development potential in the medium to long

erm.

Site Capacity: 0





## **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: SIGNFICIANT

Special Protection Area:NONERAMSAR:NONESite Retained for further assessment:YesSize of Site Retained:0.3172

**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

Residential Area Characteristics:

Walking Distance to City Centre:

Protected Route:

Improvements:

High density

CITY CENTRE

CLOSE

NONE

Site of Local Nature Conservation

Importance:

**Distance from Arterial Route:** 200-400m NONE AQMA: VERY CLOSE **Highway Access to Site: Conservation Area:** NONE WITHIN 100m Distance from Bus Stop: ASSSI: NONE **Distance from Train Halt:** 100-200m **Monument Record:** NONE **Cycling Distance to City Centre:** CITY CENTRE Neighbourhood Renewal Area:

Listed Building: SERIOUS

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

Surface Water: MINOR

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? HousingEmp 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: 100 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 12674.2000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3529

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Site at Grosvenor Rd/Glengall St/Durham

St

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.4339

Current Land Use: Underutilised site

**Description:** Site is underutilised. Parts used for surface

car parking.

Site Capacity: 0





## **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

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 Size of Site Retained: 0.4339

**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 No Protected Route:

CLOSE

Importance:

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

Flat

#### **Availability**

Topography:

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? HousingEmp 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: 137.1124 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 17031.0000

Potential Employment Type: В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3530

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at Athol Street

Postcode: BT 010/6

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2343

Current Land Use: Underutilised site

**Description:** Various parcels of underutilised land including

a two tier car park.

Site Capacity: 0





## **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: SIGNFICIANT

Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2343

**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

MINOR

Residential Area Characteristics: Medium density Site of Local Nature Conservation No

Protected Route: VERY CLOSE Importance:

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

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: 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 & Employment

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: 74.0388 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 9109.6000 Potential Employment Type: В1

**Traveller Site:** No Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3531

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Queens Quay, Lands adjacent to Lagan

Footbridge

Postcode: CC 029 District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.3425 **Current Land Use:** Green space

Description:

Lands identified in the Queens Quay Masterplan and owned by DfC / Dfl. Plans for the redevelopment currently being progressed

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:** 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:

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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:** 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: MINOR** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Yes Potential for Ransom Strips: No 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? HousingEmp 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: 108.23 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 13565.3980

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3532

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Academy St and Exchange St

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1022

**Current Land Use:** Underutilised site

Buildings to the rear appear to be vacant / derelict. The buildings fronting Great Patrick St appears to be in use as an Eye Clinic. This Description:

part has been removed form site area.

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: Yes

Other use Planning Reference No.: Z/2013/0845/F

Other use Proposal Description: Proposed change of use to Class D1 (a) Medical or Health Services

### **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: 0.042

**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 Protected Route: VERY CLOSE Importance:

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

VERY CLOSE **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:** 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: NONE Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Comments:

Housing Yield: 13

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 1584.2800 **Potential Employment Type:** В1 **Traveller Site:** No

Phase:

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#### **Site Information**

**UCS Unique Ref** 3533

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Academy Street (Surface Car Park)

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

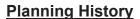
Site Area (ha): 0.1420

**Current Land Use:** Surface level car park

Description:

Site identified due to a pre-application consultation. Proposed 121 units over 19 storeys. As this is not yet approved the character area density has been applied.

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:** 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:

NONE

Historic Park, Garden and Demesne: 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: 0.142

**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 Protected Route: VERY CLOSE

Importance:

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

**Distance from Train Halt:** 400m+ NONE **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: MINOR** 

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

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Temporary Use

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 & Employment

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: 44.872

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 5624.2000 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3534

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Corner of Edward Street and Great Patrick

Street

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0256 **Current Land Use:** Vacant site

Vacant site with advertisement displays which might impact on the phasing of potential Description:

development.

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

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

Site Retained for further assessment: Yes

Size of Site Retained: 0.0256

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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:** CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: MINOR 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:** Vacant Multiple Ownerships: Nο Site for Sale: 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 & Employment

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: 8.0896

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 990.2000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3535

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: 22-42 Corporation Street

Postcode: CC 030 District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3543

**Current Land Use:** Underutilised site

Description: DfC owned Social Security building and BCC

owned car park at Corporation Street.

Site Capacity: 0





## **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:

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: 0.3543

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

NONE

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

**Distance from Arterial Route:** 200-400m NONE AQMA: 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:** CITY CENTRE Neighbourhood Renewal Area:

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

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

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: Yes

## **Achievability**

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 111.9588 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 14032.7600

**Potential Employment Type:** В1

**Traveller Site:** Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3536

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE Address: 6-14 Tomb Street

CC 029 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.2911

**Current Land Use:** Underutilised site

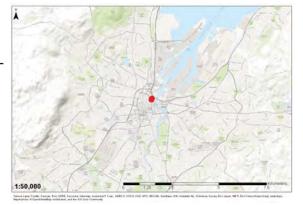
Description: Multi Storey Car Park and adjacent

commercial buildings appear to be underutilised. Access to the proposed hotel on

Corporation Street will impact on this site.

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: Part

Other use Planning Reference No.: Z/2015/0176/F

Other use Proposal Description: basement carpark, 250 bed hotel including; bar, conference facilities and ancillary acommodation,

#### **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: 0.2897

**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: VERY CLOSE

Importance:

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

Neighbourhood Renewal Area:

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

Cycling Distance to City Centre:

CITY CENTRE

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

Surface Water: NONE 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? HousingEmp 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: 91.9876 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 11529.5980

Potential Employment Type: В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3538

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 16-20 Little Patrick Street

Postcode: CC 030
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1016

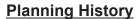
Current Land Use: Vacant site

**Description:** Derelict building with a 'for sale' sign up. When this area develop it will be quite high

density and will likely lead to the redevelopment of this site. It is also within the

Greater Clarendon Master Plan.

Site Capacity: 0



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

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: 0.1016

**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: Commercial Lagan Valley Regional Park: NONE

LLPA: NONE

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

**Protected Route:** Importance:

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

High density

VERY CLOSE

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

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

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

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

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

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Site for Sale: Yes 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 & Employment

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: 32.1056 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 3960.7000 **Employment Yield:** 

**Potential Employment Type:** В1 Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3539

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 23-29 Little Patrick Street

Postcode: CC 030

District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0505

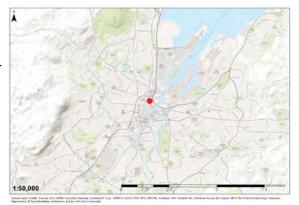
Current Land Use: Underutilised site

**Description:** Underutilised site which will be situated in an

areas with high density development underway. It is likely that this will be redeveloped within the plan period.

Site Capacity: 0





## **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:

Evidence that 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: 0.0505

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

**Distance from Arterial Route:** 200-400m NONE 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: CITY CENTRE Neighbourhood Renewal Area:

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

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

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: 15.958

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 2000.1540 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3540

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

32-36 Great Patrick St / 2 Nelson St Address:

CC 030 Postcode: CASTLE **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.1110

**Current Land Use:** Underutilised site

Description: Although the building appears to be in use this

area is going through a period of transformation stemming from the University development. In the long term it is likely that

these sites will be redeveloped.

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: 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: 0.111

No **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

LLPA: NONE

Site of Local Nature Conservation

Importance:

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

**Residential Area Characteristics:** 

Cycling Distance to City Centre:

**Protected Route:** 

High density

VERY CLOSE

CITY CENTRE

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

Neighbourhood Renewal Area:

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

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

Surface Water: NONE Improvements:

Topography: Flat

## **Availability**

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

Site for Sale: No Multiple Ownerships: Yes 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 & Employment

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: 35.076

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 4356.8000 **Employment Yield: Potential Employment Type:** В1

Traveller Site: No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3541

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: 104 Great Patrick Street

CC 030 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0736

**Current Land Use:** Underutilised site

Single storey light industrial building appears to be vacant / derelict. Has potential for Description:

redevelopment.

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:

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: 0.0736

**District Centre: Utilities on Site:** None 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:** Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE Listed Building: NONE 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:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 23.2576 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2915.0750 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3542

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 44-46 Corporation Street

Postcode: CC 030
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0842

Current Land Use: Underutilised site

**Description:**Building appears to be still in use, however is quite run down. The current development is

nearing the end of its life and it might be expected that it would be replaced over the Plan period. Medium to Long Term.

Site Capacity: 0



## **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:

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 **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0842

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**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: Commercial Lagan Valley Regional Park: NONE

LLPA: NONE

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

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

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

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

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

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

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

Topography: Flat

## **Availability**

Importance:

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

VERY CLOSE

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 & Employment

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: 26.6072 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 3334.9090 **Potential Employment Type:** В1

Traveller Site:

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3543

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: St Kevin's Hall, North Queen St

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.2691

Current Land Use: Vacant site

**Description:** Hall has been demolished and site currently

used as temp construction compound.

Site Capacity: 0



## **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 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: 0.2691

**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:** 200-400m 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: 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: MINOR Improvements:

Topography: Slightly sloping

### **Availability**

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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 & Employment

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: 85.0356 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 10693.9000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3544

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 120 Great Georges Street

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

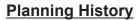
Site Area (ha): 0.0725

Current Land Use: Vacant site

**Description:** Former Rock Town Bar. Site suitable for

residential use.

Site Capacity: 0



Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

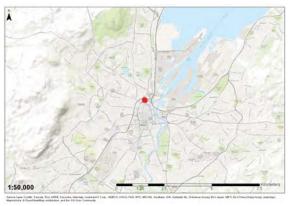
Employment Planning Reference No.:

**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

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: 0.0725

**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:** 200-400m SIGNFICIANT

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: 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:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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: 22.91

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption: Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:09:08 AM Ref: 3544 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3546

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 52 York Street

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

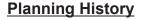
Site Area (ha): 0.0983

**Current Land Use:** 

**Description:**Large part of the site will be developed for a student acc scheme. Site 56 and 56A have

potential for further development.

Site Capacity: 0



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: Part

Other use Planning Reference No.:

Other use Proposal Description: Student accommodation.





## **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 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: 0.026

**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 No Protected Route: VERY CLOSE

Importance:

**Distance from Arterial Route:** 200-400m 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: CITY CENTRE Neighbourhood Renewal Area: NONE CITY CENTRE Listed Building: SERIOUS Walking Distance to City Centre:

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

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: 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: 8

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:09:10 AM Ref: 3546 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3547

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 62 Clifton Street

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.2422

Current Land Use: Underutilised site

**Description:** Previously part of the Northside Regeneration

Scheme - since withdrawn.

Site Capacity: 0



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:

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: 0.2422

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

**Distance from Arterial Route:** WITHIN 100m SIGNFICIANT ADJACENT Highway Access to Site: **Conservation Area:** NONE

Medium density

VERY CLOSE

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: MINOR Walking Distance to City Centre:

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

Surface Water: NONE Improvements:

Flat

### **Availability**

Topography:

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

Multiple Ownerships: Unknown Site for Sale: 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: 76.5352 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:09:12 AM Ref: 3547 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3548

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: To the rear of 38-44 Clifton Street

BT13 1AB Postcode: **District Electoral Area:** OLDPARK

Area Working Group:

Site Area (ha): 0.1974

**Current Land Use:** Underutilised site

Previously part of the Northside Regeneration proposals. Since withdrawn. Description:

Site Capacity: 0





## **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:

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: 0.1974

**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 **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: CITY CENTRE Neighbourhood Renewal Area: NONE

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:** Temporary Use

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): 316

**Refined Density Assumption:** 

62.3784 Housing Yield: Apartment/Flat **Potential Housing Type:** 

0 **Employment Density Assumption: Employment Yield:** 0.0000 Potential Employment Type: B1

Traveller Site: Phase:

Comments:

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Ref: 3548

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#### **Site Information**

UCS Unique Ref 3549

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Belfast Telegraph Building, Royal Avenue

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.3986

Current Land Use: Underutilised site

**Description:** Proposal to redevelop as a major office

scheme. Pre-application stage.

Site Capacity: 0





## **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 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:** 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 CLOSE

Protected Route: Importance:

**Distance from Arterial Route:** 400m+ 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:** 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: 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? Emp 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:

Apartment/Flat **Potential Housing Type:** 

39607 **Employment Density Assumption: Employment Yield:** 15787.3502

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3552

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Union Street Car Park

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.0258

Current Land Use: Surface level car park

**Description:** Lands within the Northside Regeneration

Scheme - planning withdrawn.

Site Capacity: 0



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:

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: 0.0258

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

**Residential Area Characteristics:** 

NONE

Site of Local Nature Conservation

Protected Route: CLOSE Importance: **Distance from Arterial Route:** 200-400m 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: 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: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: 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 & Employment

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: 8.1528

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 1021.8610 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3553

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 131-153 North Street Address:

CC 030 Postcode: District Electoral Area: OLDPARK

Area Working Group:

0.3055 Site Area (ha):

**Current Land Use:** Underutilised site

Description: Lands within the Northside Regeneration

Site Capacity: 0



1:500

**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:

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 Size of Site Retained: 0.3055

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

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

CLOSE

**Distance from Train Halt:** 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: Flat

## **Availability**

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

Multiple Ownerships: Yes Site for Sale: 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 & Employment

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: 96.538

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 12099.9390

**Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

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#### **Site Information**

UCS Unique Ref 3554

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Lands at North St/Samuel St

Postcode: CC 030
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.5396

Current Land Use: Underutilised site

**Description:** Many of the building are now derelict. This site was within the Northside Development

Scheme

Site Capacity: 0





## **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**

Size of Site Retained:

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 **Potential Open 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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0.5396

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 200-400m NONE ADJACENT **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: 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: Flat

## **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 & Employment

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: 170.5136 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 21387.8000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

### **Site Information**

**UCS Unique Ref** 3555

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Smithfield Market and adj car parking

Postcode: CC 030 District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.5483

**Current Land Use:** Underutilised site

Description: Site include Smithfield Market and adjacent

parking area. This was within the former Northside Development Scheme.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

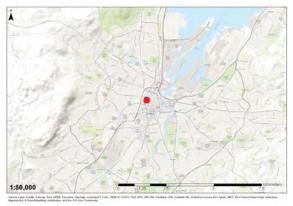
Employment Planning Reference No.:

**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: 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:

**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 No Protected Route: VERY CLOSE

Importance:

**Distance from Arterial Route:** 200-400m 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: 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: Flat

## **Availability**

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

Multiple Ownerships: Unknown Site for Sale: 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? HousingEmp 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: 173.2628 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 21783.9000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3556

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Lands at Gresham Street and North Street

CC 030 Postcode: BOTANIC **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.6788

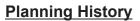
**Current Land Use:** Underutilised site

Description:

Surface level car park with some buildings to the southern end. Pre-application proposals for mixed use scheme. As no planning in place the site is considered suitable for

residential or employment.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

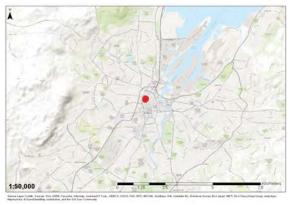
**Employment Planning Reference No.:** 

**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: 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

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 NONE RAMSAR: Site Retained for further assessment: Yes Size of Site Retained: 0.6788

 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: Commercial

Stability Issues:

LLPA: NONE

Site of Local Nature Conservation

Residential Area Characteristics: High density

Importance: Protected Route: CLOSE

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

 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: 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: Yes

## **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

Is the Site Suitable? Housing & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 214.5008

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 39607
Employment Yield: 26932.0000

Potential Employment Type: B1

Traveller Site:

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3557

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: 22-24 Gresham Street

CC 030 Postcode: District Electoral Area: BOTANIC

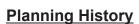
Area Working Group:

0.0177 Site Area (ha):

**Current Land Use:** Underutilised site

Description: Site partially demolished.

0 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:** No 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

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: 0.0177

**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

Protected Route: CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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: CONSIDERABLE 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: Nο 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 & Employment

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: 5.5932

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 673.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3558

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 93-129 North Street

Postcode: CC 030
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.3167

Current Land Use: Underutilised site

**Description:** Lands within the Northside Regeneration

Scheme - since withdrawn. Some derelict buildings, however others are occupied for

retail use.

Site Capacity: 0



Planning granted for residential use: No

UCS Residential Planning Reference No.:

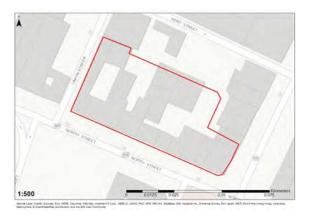
Planning granted for employment use: No

**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:

Evidence that 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: 0.3167

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

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

CLOSE

**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:** NONE

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

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant 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 & Employment

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 100.0772 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 12543.5370

**Potential Employment Type:** В1

**Traveller Site:** Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3560

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 4 Queen's Square

Postcode: BT1 3DJ

District Electoral Area: CASTLE

Area Working Group:

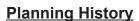
Site Area (ha): 0.2302

Current Land Use: Underutilised site

**Description:** Note this site is subject to an application for office development (LA04/2015/0731/F) -

omice development (LA04/2015/0/31/F) pending at 04.09.2017. Has been considered for employment and housing, however application should be monitored and assessment amended if the app approved.

Site Capacity: 0



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:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.2302

## **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 No
Stability Issues:

Area of Townscape Character: Stability Issue

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

importance.

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: CITY CENTRE

Listed Building: SIGNFICIANT 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: 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 & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

#### Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield: 72.7432

Potential Housing Type: Apartment/Flat

Employment Density Assumption:39607Employment Yield:9117.5310Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3561

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Site at corner of Waring St and Victoria St

CC 029 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0429 **Current Land Use:** Vacant site

Vacant corner sites. Advertising hoardings in place which could impact on the phasing of Description:

development.

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:

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: 0.0429

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

**Distance from Arterial Route:** 400m+ 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:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 13.5564 Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 1699.1400 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

UCS Unique Ref 3564

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 21-27 Queen Street

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0580

Current Land Use: Underutilised site

**Description:** Vacant / derelict church or hall.

Site Capacity: 0





## **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 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: 0.058

**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

Protected Route: CLOSE Importance:

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

**Distance from Arterial Route:** 

400m+

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

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:** NONE

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

Topography: Flat

NONE

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 18.4544 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 2297.2000 **Potential Employment Type:** В1 No

**Traveller Site:** Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3565

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE
Address: 15 College Avenue

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0308

Current Land Use: Vacant site

**Description:** Derelict buildings. Suitable for redevelopment.

Site Capacity: 0





## **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:

Size of Site Retained:

0.0308

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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**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 Protected Route: CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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: 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: Yes 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 & Employment

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: 9.7328

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 1188.2100 **Potential Employment Type:** В1

**Traveller Site:** No Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3566

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 4-6 Queen Street

Postcode: CC 029

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.0869

Current Land Use: Surface level car park

Description:

Site Capacity: 0





## **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**

Land identified for Health Use:

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

River (Fluvial) Floodplain: NONE

NONE

Special Protection Area: NONE

NONE

RAMSAR: NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.0869

**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 Protected Route: CLOSE Importance:

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

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

**Distance from Train Halt:** 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: NONE Improvements:

Topography: Flat

## **Availability**

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 & Employment

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: 27.4604 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 3441.8480 **Potential Employment Type:** В1

**Traveller Site:** 

Comments:

Phase:

#### **Site Information**

UCS Unique Ref 3567

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Multi storey car part to rear of 15 Fountain

St

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1590

Current Land Use: Underutilised site

Description:

Site Capacity: 0





## **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:

Evidence that the site is being developed for

alternative use:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge: NONE

Area of Existing Open Space: NONE

Potential Open Space: NONE

Land identified for Health Use: NONE

River (Fluvial) Floodplain: NONE

Special Protection Area: NONE RAMSAR: NONE

TAMOAK.

Site Retained for further assessment: Yes

Size of Site Retained: 0.159

**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 Protected Route: CLOSE

Importance:

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

**Distance from Train Halt:** 400m+ NONE **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: Improvements:

MINOR 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 & Employment

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: 50.244

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 6297.5130 Potential Employment Type: В1

**Traveller Site:** No Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3569

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 3 College Sq North Address:

CC 031 Postcode: District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.0197 **Current Land Use:** Vacant site

Description: Small vacant corner site. recently on the

market for sale.

Site Capacity: 0



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:** 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

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

Size of Site Retained: 0.0197

**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 Protected Route: CLOSE Importance:

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

Residential Area Characteristics:

High density

**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:** NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography: Flat

Yes

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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 & Employment

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: 6.2252

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 780.2580 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3570

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 89 Durham Street Address:

Postcode: BT12 4GB District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.1109

**Current Land Use:** Underutilised site

Description:

Z/2014/0202/F -Demolition of modern extension to, and restoration, conversion and extension of listed building for 12 apartments and construction of 11 dwellings, car parking, landscaping and ancillary development with access arrangements from Albert Street (23 residential units in total) (Amended Plans)

Site Capacity:





### **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:** 

#### **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: 0.1109

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 CLOSE Importance: Distance from Arterial Route: 200-400m

AQMA: **SERIOUS** Highway Access to Site: VERY CLOSE **Conservation Area:** NONE Distance from Bus Stop: WITHIN 100m ASSSI: NONE **Distance from Train Halt:** 200-400m Monument Record: NONE CITY CENTRE Cycling Distance to City Centre: Neighbourhood Renewal Area: **SERIOUS** 

Walking Distance to City Centre: CITY CENTRE

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

Transport Network (BRT, Road Surface Water: MINOR

Improvements:

**SERIOUS** 

Flat

**Availability** 

Listed Building:

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: Yes Ownership: Yes

Willing Owner:

**Achievability** 

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

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

Yield, Phasing & Type

4/19/2018 10:09:44 AM Ref: 3570 Page 2 of 3 Housing Density Assumption (Dwellings per hectare): Approved

Refined Density Assumption:

Housing Yield: 23

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 3571

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Vacant site within City Link Business Park

Postcode: CC 031

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2205

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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: SIGNFICIANT

Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.2205

**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 Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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: 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: CONSIDERABLE Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Comments:

Apartment/Flat **Potential Housing Type:** 

39607 **Employment Density Assumption: Employment Yield:** 8713.5000 **Potential Employment Type:** В1 Yes

**Traveller Site:** Phase:

4/19/2018 10:09:46 AM Ref: 3571 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3572

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Belfast Transport Hub - (Main Site)

BT 010/4 Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 7.5706

**Current Land Use:** Underutilised site

Description: Information sourced from consultants

therefore is indicative (JANUARY 2017)

Site Capacity: 0



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:** 

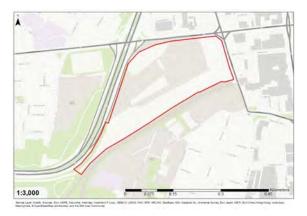
Planning granted for other land use:

Other use Planning Reference No.: LA04/2017/1388/F

Other use Proposal Description: New integrated transport interchange

NONE







# **Land Use Zoning**

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

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for

RAMSAR:

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

Site Retained for further assessment: Yes

Size of Site Retained: 7.5706

**District Centre: Utilities on Site:** Minor constraint

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

MINOR

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** WITHIN 100m CONSIDERABLE AQMA: ADJACENT **Highway Access to Site: Conservation Area:** NONE 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: **SERIOUS** 

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: 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** Apartment/Flat **Employment Density Assumption:** Pre-app **Employment Yield:** 49276.0000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3573

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Belfast Transport Hub - rear of Europa

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 1.0301

**Current Land Use:** Underutilised site

Information provided by consultant - indicaitve - January 2017 Description:

Site Capacity: 0





## **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:

Other use Planning Reference No.: LA04/2017/1388/F

Other use Proposal Description: New integrated transport interchange

## **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 **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 1.0301

**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: Medium density Site of Local Nature Conservation

Protected Route: CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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:

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: 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 & Employment

Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Pre-app

Refined Density Assumption:

Housing Yield: 134

Apartment/Flat **Potential Housing Type: Employment Density Assumption:** Pre-app **Employment Yield:** 28196.0000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3574

Source: New Site

HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Bankmore Square (Dublin Road Cinema)

Postcode: BOTANIC **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.2758

**Current Land Use:** Underutilised site

Description:

LA04/2017/0562/F - Demolition of existing cinema building and erection of a 12 storey Grade A office building comprising eleven floors of offices above a ground floor foyer and retail units, basement parking and other ancillary works. Proposal also includes the refurbishment of Bankmore Square open space and wider public realm improvements to surrounding footpath network.

Site Capacity:





## **Planning History**

Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

**Employment Planning Reference No.:** LA04/2017/0562/F

**Employment Planning Proposal Description:** Demolition of existing cinema building and erection of a 12 storey Grade A office

Planning granted for other land use:

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

## **Land Use Zoning**

**Employment Zoning:** Nο 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 **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: 0.2758

## 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: Commercial Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: High 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:** 200-400m Monument Record: NONE

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

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

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

Transport Network (BRT, Road Surface Water: NONE

Improvements:

Flat

## **Availability**

Topography:

Planning History: 2. Site has full planning permission for **Current Availability:** Expected to cease

employment Multiple Ownerships: No

Site for Sale: 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

Potential Housing Type:Apartment/FlatEmployment Density Assumption:Approved.Employment Yield:23690.3000

Potential Employment Type: B1
Traveller Site: No

Phase: Comments:

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### **Site Information**

UCS Unique Ref 3576

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 49-55 Chichester Street

Postcode: BT1 4HL
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2916

Current Land Use: Underutilised site

**Description:** Oxford House - pre-application info suggests the building will be refurbished. It is not know

if any new floorspace will be developed therefore not included within the capacity

study.

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No
Employment Planning Reference No.: Pre-app

**Employment 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 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 Size of Site Retained: 0.2916

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: 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:

**Availability** 

Topography:

Planning History: Current Availability: Expected to cease

 Site for Sale:
 Yes
 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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 0

Employment Yield: 11549.4010

Potential Employment Type: B1
Traveller Site: No

Phase: Comments:

4/19/2018 10:09:54 AM Ref: 3576 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3577

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: LANDS BETWEEN MIDDLEPATH

STREET, DALTON STREET

Postcode: BT5
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.2781

Current Land Use: Underutilised site

**Description:** Architectural salvage yard operating from the site - appears to be an historical HM Ref, (177

units) - no current approval on the system.
Suitable for both residential and employment.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

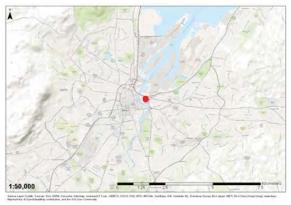
**Employment Planning Reference No.:** 

**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 No

alternative use:

RAMSAR:

Historic Park, Garden and Demesne: NONE

Urban Landscape Wedge:

Area of Existing Open Space:

Potential Open Space:

NONE

Land identified for Health Use:

NONE

River (Fluvial) Floodplain:

NONE

Special Protection Area:

NONE

Site Retained for further assessment: Yes
Size of Site Retained: 0.2781

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NONE

**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:** 200-400m 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: CITY CENTRE Neighbourhood Renewal Area: **SERIOUS** 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: Flat

## **Availability**

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

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 & Employment

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: 87.8796 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 11089.9000

Potential Employment Type: В1 **Traveller Site:** No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3579

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Cromac Place, adj Lighthouse Building

Postcode: BT 125
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.7333

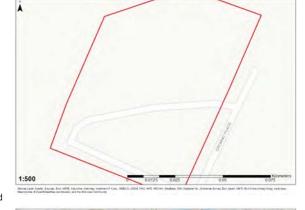
Current Land Use: Surface level car park

**Description:** This site forms part of a larger HM site. Zoned

for social housing although recently approved for commercial development -

LA04/2016/2267/F

Site Capacity: 0





### **Planning History**

Planning granted for residential use: No

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: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: 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: 0.7333

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

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

Residential Area Characteristics:

Medium density

NONE

Site of Local Nature Conservation

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

**Distance from Train Halt: 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 Tidal Flood Plain:** NONE Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Flat

## **Availability**

Topography:

Planning History: 2. Site has full planning permission for **Current Availability:** Vacant employment Multiple Ownerships: Nο

Site for Sale: Potential for Ransom Strips: No

Public Sector (DSD/BCC/NIHE) 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? Employment Is the Site Available? Yes Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield:

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 

**Employment Yield:** 6893.0000 **Potential Employment Type:** B1 Traveller Site: No

Phase: Comments:

#### **Site Information**

UCS Unique Ref 3580

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: Norwich Union House

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1024

Current Land Use: Underutilised site

**Description:** Pre-planning discussions regarding potential

office scheme

Site Capacity: 0



## **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:

Evidence that the site is being developed for

alternative use:

Size of Site Retained:

0.1024

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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**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 Protected Route: CLOSE Importance:

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

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

**Distance from Train Halt:** 400m+ NONE **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: 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 & Employment

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: 32.3584 **Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 4055.7570 **Potential Employment Type:** В1

**Traveller Site:** 

Phase:

Comments:

### **Site Information**

UCS Unique Ref 3581

Source: New Site

HM Ref:

UCS Character Area: CITY CENTRE

Address: 35-47 Donegal Place

Postcode: CC 029
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2391

Current Land Use: Underutilised site

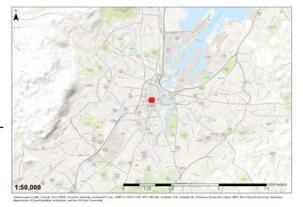
**Description:** LA04/2016/1762/F - Extension and

refurbishment including: a total of 3078m2 change of use from retail accommodation to commercial offices, a total of 1220m2 change of use from commercial offices to retail, provision of 1863m2 commercial

accommodation within extended 4th and 5th floor, replacement facades, including new shop fronts and pedestrian entrances, internal alterations and replacement rooftop plant.

Site Capacity: 0





## **Planning History**

Planning granted for residential use: No

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: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 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: 0.2391

**Site Suitability Assessment** 

District Centre: No Utilities on Site: None

Shopping / Commerical Area: NONE Known Contamination and Ground No Stability Issues:

Area of Townscape Character: Stability Iss

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Commercial

High density

**Residential 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: 400m+

Neighbourhood Renewal Area: 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:

Flat

**Availability** 

Topography:

Planning History: 2. Site has full planning permission for Current Availability: Expected to cease

employment 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? Employment
Is the Site Available? Yes
Is the Site Achievable? Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 

Employment Yield:6038.0000Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3584

Source: New Site

HM Ref:

CITY CENTRE **UCS Character Area:** 

Address: 5 Donegal Square South

Postcode: District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.1080

**Current Land Use:** Underutilised site

Description:

LA04/2017/0288/F - Demolition of existing building at 4-5 Donegall Square South and erection of a new 9NO. storey mixed use development including two level basement incorporating car parking and office, A1/A2 use on ground floor and 1st to 8th floor offices with associated roof external plant screen.

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.: Pending

**Employment 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 N

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: 0.108

**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: MINOR

Site of Local Nature Conservation Importance: Residential Area Characteristics: High density VERY 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: 400m+

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

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

Topography: Flat

Availability
Planning History:

Current Availability: 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?
 Employment

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Additional - pending.

Employment Yield: 8981.0000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3589

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address: Site opposite 4 Kincraig Road, Antrim Road

Postcode: BT 010/2 District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1426 **Current Land Use:** Vacant site

Description:

Site Capacity: 0





## **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

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 Size of Site Retained: 0.1426

**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

SIGNFICIANT

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

Protected Route: Importance:

**Distance from Arterial Route:** 400m+ 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: **Current Availability:** Vacant Multiple Ownerships: Site for Sale: No Unknown

Potential for Ransom Strips: No Ownership: Unknown 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): 55

Refined Density Assumption:

Housing Yield: 7.843 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

Potential Employment Type:

**Traveller Site:** No

Phase:

Comments: LLPA, however precedent of housing along Kincraig Road.

#### **Site Information**

UCS Unique Ref 3590

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: BT 010/2
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0616

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

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

Yes

**Residential Area Characteristics:** Site of Local Nature Conservation No Protected Route:

CLOSE Importance: 400m+

**Distance from Arterial Route:** 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:

## **Availability**

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

Potential for Ransom Strips: Private Ownership:

Willing Owner:

## **Achievability**

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase:

Comments: Local Landscape Policy Area. Site below 0.1ha

#### **Site Information**

UCS Unique Ref 3591

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: BT 010/2
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0472

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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 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:

Size of Site Retained:

District Centre: No Utilities on Site:

Shopping / Commerical Area: No 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
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 Improvements:

Topography:

**Availability** 

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

Ownership: Unknown Potential for Ransom Strips: No

Willing Owner:

## **Achievability**

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable?

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 2.596

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 1869.6940

Potential Employment Type:

Traveller Site: No

Phase:

Comments: LLPA. Site below 0.1ha

### **Site Information**

UCS Unique Ref 3592

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Kincraig Park, Antrim Road

Postcode: BT 010/2
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0738

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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

NONE

Urban Landscape Wedge:

Area of Existing Open Space:

Potential Open Space:

NONE

Land identified for Health Use:

NONE

River (Fluvial) Floodplain:

NONE

Special Protection Area:

NONE

Site Retained for further assessment:

Size of Site Retained:

RAMSAR:

**District Centre: Utilities on Site:** 

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

Stability Issues: Area of Townscape Character:

**Neighbouring Area Characteristics:** Lagan Valley Regional Park: No

Yes

Site of Local Nature Conservation No Protected Route:

CLOSE Importance:

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

Topography:

## **Availability**

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

Ownership: Willing Owner:

## **Achievability**

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Unknown

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable?

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 4.059

Potential Housing Type:

39607 **Employment Density Assumption: Employment Yield:** 2922.4303

**Potential Employment Type:** 

**Traveller Site:** No

Phase:

Comments: LLPA. Site less than 0.1ha.

### **Site Information**

UCS Unique Ref 3593

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: BT 010/2
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0019

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

#### **Absolute Constraints**

Sites below 0.1ha 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:

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: SIGNFICIANT

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: 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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 0.1045

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 75.2533

Potential Employment Type:

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Traveller Site:

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3594

Source: New Site

HM Ref:

WIDER CITY - OUTSIDE **UCS Character Area:** 

Address: Site West of Ben Madigan Park, Antrim

BT 010/2 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.7757 **Current Land Use:** Vacant site

Steep sloping site and sites outside the 2017 urban footprint. Area reduced by 50% due to Description:

sloping nature.

Site Capacity: 0



## **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**

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 0.38785 Size of Site Retained:

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

Protected Route: CLOSE Importance:

**Distance from Arterial Route:** 400m+ 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: Steeply sloping

## **Availability**

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

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 21.33 **Potential Housing Type:** Detached

**Employment Density Assumption:** 

**Employment Yield:** 

Potential Employment Type:

**Traveller Site:** No

Phase:

Comments: Part of site LLPA and SLNCI

#### **Site Information**

**UCS Unique Ref** 3595

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands opposite 976 Shore Road

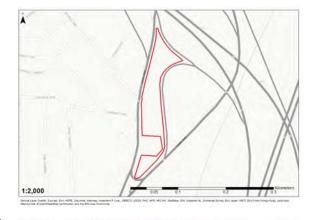
Postcode: **BHA 10** District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.9705 **Current Land Use:** Open Space

Heavily vegetated greenspace along Shore Road. Estimated that approx. 50% of the site fronting Shore Road may be suitable for 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:** 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: 0.49

**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 CLOSE Importance:

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

## **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 26 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3598

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 776-778 Shore Road

Postcode: BT 090
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3319

Current Land Use: Underutilised site

**Description:** Part use as Car Wash Facility -

redevelopment potential.

Site Capacity: 0



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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Temp Car Wash





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

Size of Site Retained:

**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 No Protected Route: CLOSE Importance:

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

**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

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 18.2545 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

## **Site Information**

UCS Unique Ref 3599

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands at 746 Shore Road

Postcode: BT 010/6
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 1.6435

Current Land Use: Vacant site

**Description:** Former St Marys Star of the Sea PS. Site

vacant

Z/2013/0095/F - Proposed residential development at 730-760 Shore Road, Belfast

for St Mary's Parish Greencastle. Development consists of 32no dwelling houses and 8no apartments - approved May

2017

Site Capacity: 0





## **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: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: **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:** 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

MINOR

**Residential Area Characteristics:** Medium density Site of Local Nature Conservation No

**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

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

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** 

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

**Achievability** 

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: 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 10:10:19 AM Ref: 3599 Page 2 of 3 Housing Density Assumption (Dwellings per hectare): Refined Density Assumption: Housing Yield: 40 Potential Housing Type: Semi **Employment Density Assumption:** 0 Employment Yield: 0.0000 Potential Employment Type: Traveller Site:

55

Phase:

Comments:

Ref: 3599 4/19/2018 10:10:19 AM Page 3 of 3

#### **Site Information**

UCS Unique Ref 3600

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY
Address: 704 Shore Road

Postcode: BT 090
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3204

Current Land Use: Underutilised site

**Description:** Former Parkmount Day Centre. Currently part

used as a car sales.

Site Capacity: 0





## **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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Car sales.

## **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:** 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:

Neighbouring Area Characteristics: Residential 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:** 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: Slightly sloping

### **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): 55

Refined Density Assumption:

Housing Yield: 17.622 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3605

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands adjacent to Mount Vernon House.

Postcode: BHA 10
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3788

Current Land Use: Open Space

**Description:** Area used for bonfire collection. Has

development potential should it be deemed available. NIHE information suggests site is deemed surplus subject to PPS8

considerations.

Site Capacity: 0





#### **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

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

No **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

LLPA: NONE

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

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

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

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

Flat

### **Availability**

Topography:

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): 55

**Refined Density Assumption:** 

Housing Yield: 20.834 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:22 AM Ref: 3605 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3606

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands to the west of Mount Vernon Road

BHA 10 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.5450 **Current Land Use:** Open Space

Green space owned by NIHE. NIHE consider surplus subject to PPS8 considerations. Description:

Site Capacity: 0



## **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

Historic Park, Garden and Demesne: 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** 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 No Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 100m-200 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: 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: NONE Improvements:

Topography: Slightly sloping

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: No 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): 55

Refined Density Assumption:

Housing Yield: 29 975 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3610

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Lands at Premier Drive

Postcode: BT 129
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.6753

Current Land Use: Open Space

Description: Open space

Site Capacity: 0





## **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: MINOR 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** 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 No VERY CLOSE Protected Route: Importance:

**Distance from Arterial Route:** WITHIN 100m 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:

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

**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: Nο Site for Sale: Potential for Ransom Strips: No

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): 147

Refined Density Assumption:

Housing Yield: 99 2691 Apartment **Potential Housing Type:** 

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3611

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Former Grove Leisure Centre

Postcode: BT 110

District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.5165

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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 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** 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 No VERY CLOSE Protected Route: Importance:

**Distance from Arterial Route:** WITHIN 100m 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

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: 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): 147

Refined Density Assumption:

Housing Yield: 75 9255 Apartment **Potential Housing Type:** 

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:28 AM Ref: 3611 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3612

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: Former Grove Nursery School

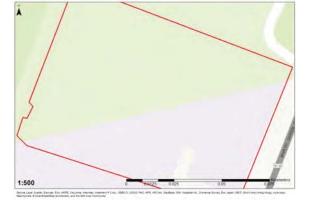
Postcode: BT 010/6
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 1.0273
Current Land Use: Vacant site

Description:

Site Capacity: 0



## **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: 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:** None Shopping / Commerical Area: NONE **Known Contamination and Ground** No Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Leisure and Recreation Lagan Valley Regional Park: NONE

MINOR

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

**Distance from Arterial Route:** WITHIN 100m NONE ADJACENT **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

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: Nο Site for Sale: No

Potential for Ransom Strips: 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): 145

Refined Density Assumption:

Housing Yield: 148 9585 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:29 AM Ref: 3612 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3613

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: ALEXANDRA PARK AVENUE (NORTH)

Postcode: BT 110

District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1979
Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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 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** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

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

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

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

Residential Area Characteristics:

Medium density

**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: MINOR Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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): 145

Refined Density Assumption:

Housing Yield: 28 6955 **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 3614

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: ALEXANDRA PARK AVENUE (SOUTH)

Postcode: BT 110

District Electoral Area: CASTLE

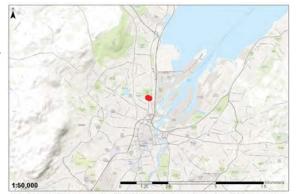
Area Working Group:

Site Area (ha): 0.1878
Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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 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:** 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 No Protected Route: CLOSE Importance:

**Distance from Arterial Route:** WITHIN 100m 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: NONE Improvements:

Flat

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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): 145

Refined Density Assumption:

Housing Yield: 27 231 **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 3615

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: GAINSBOROUGH DRIVE

Postcode: BT 085
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.2167

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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 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:** 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 No Protected Route: CLOSE Importance:

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

Residential Area Characteristics:

Medium density

**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:

Flat

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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): 145

Refined Density Assumption:

Housing Yield: 31 4215 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:35 AM Ref: 3615 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3617

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 483 Antrim Road

Postcode: BT 085
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1210

Current Land Use: Underutilised site

Description: Site remains vacant.

Site Capacity: 0





## **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 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:** 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: 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:** 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: SERIOUS Improvements: Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 6.655 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:10:37 AM Ref: 3617 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3621

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Lands at 190 Lisburn Road

Postcode: BT 091
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.1089

Current Land Use: Underutilised site

**Description:** Underutilised site to the side and read of St

Vincent DePaul.

Site Capacity: 0



## **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 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

Residential Area Characteristics: Medium density Site of Local Nature Conservation No

Protected Route: FAR Importance:

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

10Min 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:** 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): 147

Refined Density Assumption:

Housing Yield: 16.0083 **Potential Housing Type:** Apartment

**Employment Density Assumption: Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:10:39 AM Ref: 3621 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3624

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands to the rear of Ballysillan Park

BT 010/2 Postcode: District Electoral Area: OLDPARK

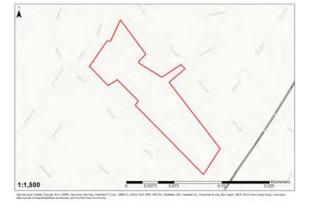
Area Working Group:

Site Area (ha): 1.5208

**Current Land Use:** Underutilised site

Quite heavily wooded areA which is designated as an LLPA. Description:

Site Capacity: 0





## **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**

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: MINOR 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** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

SIGNFICIANT

Residential Area Characteristics: Low density Site of Local Nature Conservation No Protected Route: VERY 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: **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: Flat

**Availability** 

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 83.644 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:10:41 AM Ref: 3624 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3626

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 685 Crumlin Road

Postcode: BT 107
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 1.8713

Current Land Use: Vacant site

**Description:**Former school site, currently vacant. No planning permission to indicate future intentions. Area to the rear may also be

available. The arterial route stops short of this site, however there may be an case for higher

density here.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

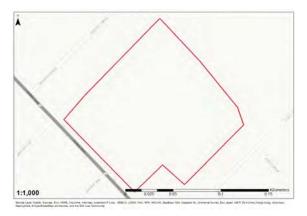
Planning granted for employment use: No

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

alternative use:

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

NONE

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

**Protected Route:** 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

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

**Distance from Train Halt:** 

400m+

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:

MINOR

Flat

#### **Availability**

Topography:

Monument Record:

Planning History: **Current Availability:** Vacant 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

4/19/2018 10:10:43 AM Ref: 3626 Page 2 of 3 Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:102.9215Potential Housing Type:SemiEmployment Density Assumption:0Employment Yield:0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:43 AM Ref: 3626 Page 3 of 3

#### **Site Information**

UCS Unique Ref 3629

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 587A Antrim Road

Postcode: BT 132
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.2411

Current Land Use: Underutilised site

**Description:**Site constrained by steep topography. Also in LLPA and SLNCI. Unsure what the site is

used for but appears underused.

Site Capacity: 0



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: CONSIDERABLE

Special Protection Area: NONE
RAMSAR: NONE
Site Retained for further assessment: Yes
Size of Site Retained: 0.12

**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

Yes Residential Area Characteristics:

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

Low density

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

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

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

Listed Building: MINOR Walking Distance to City Centre: 10Mins+ 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: Nο Site for Sale: No Potential for Ransom Strips: Yes Ownership: Unknown

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): 55

Refined Density Assumption:

Housing Yield: 13.2605 **Potential Housing Type:** Detached

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:10:45 AM Ref: 3629 Page 2 of 2

## **Site Information**

**UCS Unique Ref** 3630

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

62-68 SKEGONEILL AVENUE Address:

BT 132 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1701

**Current Land Use:** 

Description:

Building currently appears vacant. Permission below doe not appear to be implemented. Z/2014/0155/F - Proposed change of use of contractors office and store to fabric retail showroom and ancillary accommodation including entrance porch extension and infill enclosure to courtyard with minor fenestration

and internal works.

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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Retail





#### **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: SIGNFICIANT

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

Size of Site Retained:

## **Site Suitability Assessment**

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 NONE
 Known Contamination and Ground
 No

Area of Townscape Character: Stability Issues:

Lagan Valley Regional Park: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

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

4/19/2018 10:10:47 AM Ref: 3630 Page 2 of 3

Refined Density Assumption:

Housing Yield: 9.3555

Potential Housing Type: Semi

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

55

Housing Density Assumption (Dwellings per hectare):

Comments:

4/19/2018 10:10:47 AM Ref: 3630 Page 3 of 3

#### **Site Information**

UCS Unique Ref 3631

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: BT 097

District Electoral Area: CASTLE

Area Working Group:

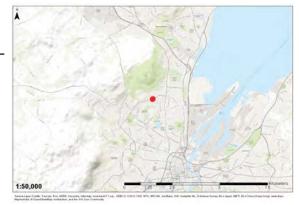
Site Area (ha): 0.0569

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

#### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

## **Absolute Constraints**

Sites below 0.1ha 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:

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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 3.1295

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 2253.6952

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3632

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands at Tyndale Gardens

Postcode: BT 097
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.6961

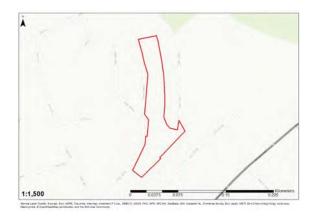
Current Land Use: Open Space

**Description:** Appears to be amenity space relating to the housing development. Part of the site is also

steeply sloping with indication that the bonfire be situated on portion of the site. NIHE info confirms site is surplus (EOS yes)
Subject to a pending app for social housing: LA04/2016/2431/F - Construction of 12No. general needs social housing dwellings (4 No. 5P/3B & 8No. 3P/2B) with associated site

works, landscaping, retaining walls, layby parking and pedestrian access.

Site Capacity:





## **Planning History**

 Planning granted for residential use:
 Yes

 UCS Residential Planning Reference No.:
 Pending

 Planning granted for employment use:
 No

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

#### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

## **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No

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

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: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: NONE Improvements:

Topography: Slightly sloping

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 Yes
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

#### **Achievability**

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

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Pending approval

Refined Density Assumption:

Housing Yield:12Potential Housing Type:TerraceEmployment Density Assumption:0Employment Yield:0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 10:10:50 AM Ref: 3632 Page 3 of 3

#### **Site Information**

**UCS Unique Ref** 3634

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands at Ballysillan Avenue

BT 094 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 1.3986

**Current Land Use:** Underutilised site

Green space link to housing development. Appears to have potential for housing if considered surplus by NIHE. 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: No Mixed Zoning: Nο **Housing Zoning:** No

#### **Absolute Constraints**

Historic Park, Garden and Demesne:

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for

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** 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 No Protected Route: VERY CLOSE

Importance: **Distance from Arterial Route:** 400m+ 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: 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: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: No 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? No Is the Site Achievable? Yes

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 25 Terrace **Potential Housing Type: Employment Density Assumption:** n **Employment Yield:** 0.0000

Potential Employment Type:

Traveller Site: Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3635

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address:

BT 094 Postcode: District Electoral Area: OLDPARK

Area Working Group: Site at Crumlin Road

Site Area (ha): 0.5404 **Current Land Use:** Vacant site

Description:

Currently a field. Located inside the development limits therefore has development potential. No planning approvals in place.

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

Historic Park, Garden and Demesne: 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** 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 CLOSE Importance:

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

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

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: Nο 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): 55

Refined Density Assumption:

Housing Yield: 29.722 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:10:54 AM Ref: 3635 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3636

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 998 Crumlin Road

Postcode: BT 116
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.7985

Current Land Use: Vacant site

**Description:** Vacant site with indications of some

development. No planning approval visible on

the portal.

Site Capacity: 0



## <u>Planning History</u>

Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 MINOR

#### **Absolute Constraints**

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

Importance:

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

#### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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

Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 43.9175 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:10:56 AM Ref: 3636 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3638

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY
Address: 1000 Crumlin Road

Postcode: BT 116
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.4016

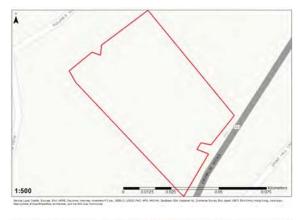
Current Land Use: Vacant site

**Description:** Under construction

Under construction LA04/2016/1094/F - Access to small

residential development

Site Capacity: 0





### **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: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:** 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:** 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: Low density

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

**Distance from Arterial Route:** 400m+ NONE AQMA: **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: 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: 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: 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): 55

Refined Density Assumption:

Housing Yield: 22.088 **Potential Housing Type:** Semi **Employment Density Assumption:** 0

**Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Comments:

Phase:

4/19/2018 10:10:57 AM Ref: 3638 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3639

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Large site at Greenhill Grove

BT 121 Postcode: District Electoral Area: OLDPARK

Area Working Group:

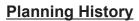
Site Area (ha): 2.2497 **Current Land Use:** Vacant site

Description:

Appears to be a previous football pits or former school. Under used and signs of antisocial behaviour. Unsure if the site is available - would require the school to confirm its

availability.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

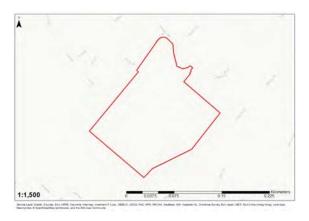
Planning granted for employment use: No

**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 Housing 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 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

**District Centre:** No **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 No **Protected Route:** VERY CLOSE Importance:

Stability Issues:

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

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

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

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

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: Slightly sloping

**Availability** 

Topography:

Ownership:

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

Willing Owner: Unknown

Private

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 123.7335 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3640

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address: Lands to the rear of 2 Limehill Grove

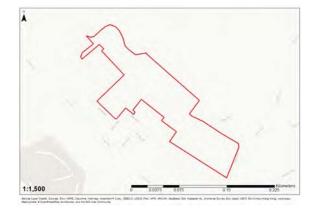
BT 010/2 Postcode: District Electoral Area: OLDPARK

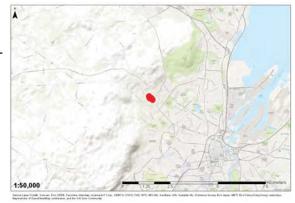
Area Working Group:

Site Area (ha): 1.7648 **Current Land Use:** Open Space

Open space with pathway leading through. Slightly sloping site. Unsure if the site is 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:** 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: 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: 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

MINOR

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

**Distance from Arterial Route:** 400m+ NONE AQMA: ADJACENT **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: 10Mins+ CYCLE Neighbourhood Renewal Area: MINOR

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: Slightly sloping

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Site for Sale: No Unknown 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? No Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 97.064 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3643

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address: Lands at Forthriver Parade

BT 107 Postcode: District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.9450 **Current Land Use:** Open Space

Description:

This is green space which appears to be well used by the community. NIHE info confirms the sites is excess to requirements, subject to PPS8. 0.4ha retained for assessment in line with the lands which NIHE have suggested

are surplus.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

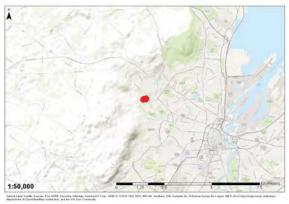
**Employment Planning Reference No.:** 

**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:** 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 **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: 0.4

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

NONE **Residential Area Characteristics:** 

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

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 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:

Flat Topography:

**Availability** 

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)

Willing Owner: Unknown

**Achievability** 

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

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 22

Potential Housing Type: Terrace
Employment Density Assumption: 0

Employment Yield: 0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 10:11:03 AM Ref: 3643 Page 3 of 3

#### **Site Information**

**UCS Unique Ref** 3644

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address:

Postcode: BT 107 District Electoral Area: COURT

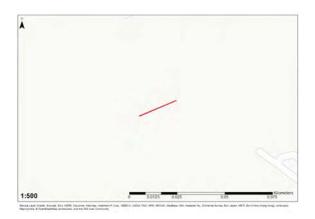
Area Working Group:

Site Area (ha): 0.0001

**Current Land Use:** 

Description:

Site Capacity: 0





### **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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:

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:** 

 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 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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 0.0055

Potential Housing Type:

Employment Density Assumption: 39607
Employment Yield: 3.9607

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3648

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 68 OLD WESTLAND ROAD

Postcode: BT 142
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1124

Current Land Use: Vacant site

**Description:** Appears to be a vacant site with a 'for sale'

sign up.

Site Capacity: 0





### **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 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:** 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 No Protected Route: CLOSE Importance:

Residential Area Characteristics:

Medium density

**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: 10Min CYCLE Neighbourhood Renewal Area: NONE

Listed Building: NONE Walking Distance to City Centre: 10Mins+ 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: 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): 55

Refined Density Assumption:

Housing Yield: 6.182 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3649

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

52 OLD WESTLAND ROAD Address:

Postcode: BT 010/2 District Electoral Area: CASTLE

Area Working Group:

0.1324 Site Area (ha): **Current Land Use:** Vacant site

Description: Site remains vacant.

0 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

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 NONE **Special Protection Area:** 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

MINOR

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

### **Availability**

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

Potential for Ransom Strips: 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): 55

Refined Density Assumption:

Housing Yield: 7.282 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3650

Source: New Site

HM Ref:

**UCS Character Area: INNER CITY** 

LANDS AT MERVUE STREET Address:

BT 085 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.5100 **Current Land Use:** Vacant site

Cleared housing site. Previously terraced housing. Due to the context of the surrounding Description:

area. NIHE information confirms the site is

surplus subject to PPS8.

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:** 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

**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 No Protected Route: CLOSE

Residential Area Characteristics:

Medium density

Importance: **Distance from Arterial Route:** 

200-400m 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: 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: NONE Improvements:

Topography: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Yes 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): 145

Refined Density Assumption:

Housing Yield: 73 95 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3652

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

LANDS AT YORK STREET Address:

BT 085 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.6961

**Current Land Use:** Underutilised site

Majority of the site is fully utilised for retail. The northern corned is vacant and has been Description:

taken forward.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: 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

**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 No Protected Route: VERY 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 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: 10Min WALK

**Enhancements to the Proposed Tidal Flood Plain: MINOR** 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: 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): 147

Refined Density Assumption:

Housing Yield: 22

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3654

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE 523 OLDPARK ROAD Address:

BT 097 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.3473 **Current Land Use:** Vacant site

Part of the site provides a football pitch for the Youth Club opposite. Approx. half the site suitable for development 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:** 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: 0.21

**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 No Protected Route: VERY FAR 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:

Listed Building: NONE Walking Distance to City Centre: 10Mins+ 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: Nο 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): 147

Refined Density Assumption:

Housing Yield: 30

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3656

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: LANDS AT ANNALEE COURT

Postcode: BT 091
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 2.7109

Current Land Use: Vacant site

**Description:** SITE SPLIT BY PEACE WALL. EVIDECNE THAT HOUSING PRESENT ON THE SITE

AT ONE TIME. 2 HECTARES CARREID FORWARD FOR ASSESSMENT - NIHE INFO SUGGESTS only 0.87 HA of the site is

surplus.

Site Capacity: 0



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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.87

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 No

**Protected Route:** VERY FAR Importance:

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

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

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

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

Transport Network (BRT, Road Surface Water: MINOR

Improvements:

Flat

## **Availability**

Topography:

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

Potential for Ransom Strips: No Public Sector (DSD/BCC/NIHE) Ownership:

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

Refined Density Assumption:	
Housing Yield:	126
Potential Housing Type:	Apartment
Employment Density Assumption:	
First, and Water	

145

Housing Density Assumption (Dwellings per hectare):

**Employment Yield:** 

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3657

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: LANDS AT BEECHPARK STREET

Postcode: BT 123
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.6700

Current Land Use: Vacant site

**Description:** NIHE info confirms site is surplus.

Site Capacity: 0



No

**UCS Residential Planning Reference No.:** 

Planning granted for residential use:

Planning granted for employment use: No

Employment Planning Reference No.:

**Employment 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 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** 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 No Protected Route: VFRY FAR Importance:

**Distance from Arterial Route:** WITHIN 100m 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: 10Min WALK

**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: Nο Site for Sale: 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): 147

Refined Density Assumption:

Housing Yield: 98 49 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3658

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE 317 OLDPARK ROAD Address:

BT 123 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.1943

**Current Land Use:** Underutilised site

Description: Currently operating as a car sales and

showroom

Site Capacity: 0





### **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

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: 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 No Protected Route: VERY FAR 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 Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

**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: 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): 147

Refined Density Assumption:

Housing Yield: 28.5621 **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 3659

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE
Address: 69 Jamaica Street

Postcode: BT 123
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.5281

Current Land Use: Vacant site

Description:

Site Capacity: 0





### **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 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:** 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 No FAR

Residential Area Characteristics:

Medium density

Protected Route: Importance:

**Distance from Arterial Route:** WITHIN 100m 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 Listed Building: NONE Walking Distance to City Centre: 10Mins+ 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: 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): 147

**Refined Density Assumption:** 

Housing Yield: 77 6307 **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** 3660

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address:

Postcode: BT 088 District Electoral Area: OLDPARK

Area Working Group:

0.0416 Site Area (ha):

**Current Land Use:** 

Description:

Site Capacity: 0





### **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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:

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: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:
 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: 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?

Is the Site Available?

Is the Site Achievable?

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 2.288

Potential Housing Type:

Employment Density Assumption:39607Employment Yield:1648.8162

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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### **Site Information**

**UCS Unique Ref** 3661

Source: New Site

HM Ref:

INNER CITY **UCS Character Area:** 

16 ALLIANCE AVENUE Address:

BT 123 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.1417 **Current Land Use:** Vacant site

Building remains vacant. Density assumption high for this tie as it would be a refurb. Density Description:

has been refined to 9 units.

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

**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: Nο 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? Yes Is the Site Achievable? Yes

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield: 9

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:11:27 AM Ref: 3661 Page 2 of 2

### **Site Information**

UCS Unique Ref 3664

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Lands adjacent to 200-204 Forthriver Road

Postcode: BT 107

District Electoral Area: COURT

Area Working Group:

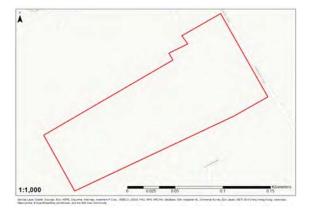
Site Area (ha): 1.8166

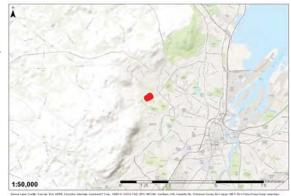
Current Land Use: Vacant site

**Description:** NIHE have confirmed the site is surplus

subject to PPS8.

Site Capacity: 0





### **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 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** 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 No Protected Route: CLOSE Importance:

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

Flat

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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): 55

**Refined Density Assumption:** 

Housing Yield: 99 913 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

Traveller Site: Phase:

Comments:

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### **Site Information**

UCS Unique Ref 3665

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: LANDS AT FORTHRIVER LINK

Postcode: BT 107
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.1342
Current Land Use: Vacant site

**Description:** Previously housing site. Cleared and now

used for open space.

Site Capacity: 0





### **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 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** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

Medium density

NONE Residential Area Characteristics:

Site of Local Nature Conservation Protected Route: CLOSE Importance:

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

Distance from Bus Stop: 100-200m ASSSI: NONE **Distance from Train Halt:** 400m+ **Monument Record:** NONE

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 10Mins+ WALK Listed Building: NONE 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: Nο Site for Sale: No Potential for Ransom Strips: No

Public Sector (DSD/BCC/NIHE) Ownership:

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): 55

**Refined Density Assumption:** 

Housing Yield: 7 381 **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 3667

Source: New Site

HM Ref:

UCS Character Area:ARTERIAL ROUTEAddress:50-58 YORK ROAD

Postcode: BT 085
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.0516

Current Land Use: Surface level car park

Description:

Site Capacity: 0



### **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 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:** 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 No Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Medium density

**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: 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:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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): 147

Refined Density Assumption:

Housing Yield: 7.5852 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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### **Site Information**

UCS Unique Ref 3669

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: Lands at Hopewell Street

Postcode: BT 101

District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.7426

Current Land Use: Green space

**Description:**Building Successful Communities report identifies the site for potential housing.

identifies the site for potential housing.

Currently grassed are but was housing in the past. NIHE info confirms site is surplus.

Site Capacity: 0





### **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 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: 0.7426

**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

Residential Area Characteristics:

Protected Route:

Medium density

CLOSE

NONE

Site of Local Nature Conservation

Importance:

**Distance from Arterial Route:** WITHIN 100m 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: MINOR Improvements:

Topography: Flat

## **Availability**

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

Willing Owner:

## **Achievability**

**Market Attractiveness:** May come forward but will require some form of public sector support (social

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

### **Conclusions**

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

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

**Refined Density Assumption:** 

Housing Yield: 107 677 Terrace **Potential Housing Type: 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 3671

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: Lands at Hopewell Avenue.

Postcode: BT 101
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.3813

Current Land Use: Vacant site

**Description:** See Lower Shankill 'Building Successful

Communities' Report.

Site Capacity: 0



Planning granted for residential use: No

UCS Residential Planning Reference No.:

Planning granted for employment use: No

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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





## **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

## **Absolute Constraints**

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

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: 0.3813

**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 Protected Route: FAR Importance:

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

Residential Area Characteristics:

Medium density

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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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): 145

**Refined Density Assumption:** 

Housing Yield: 55 2885 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

Traveller Site: Phase:

Comments:

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### **Site Information**

UCS Unique Ref 3675

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: Lands at North Boundary Street

Postcode: CC 030
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.1702

Current Land Use: Green space

**Description:** Green space - secured with fencing. Suitable for housing. Small area to the north of the site

for housing. Small area to the north of the site has been removed from the area for UCS purposes. See Building Successful Communities report - identifies for housing. NIHE confirms site is surplus subject to PPS8.

Site Capacity: 0





### **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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.12

**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

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

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:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

Ownership: Public Sector (DSD/BCC/NIHE) Potential for Ransom Strips: No

Willing Owner: Yes

**Achievability** 

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

housing etc.)

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Reduced based on site characteristics

Refined Density Assumption:

Housing Yield: 7

Potential Housing Type: Terrace
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 3676

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address:

Postcode: BT 101

District Electoral Area: COURT

Area Working Group: Adj to Crumlin Road Courthouse.

Site Area (ha): 0.1632

Current Land Use: Surface level car park

Description: Currently used for car parking however is considered to have development potential in the long terms being located on an arterial

the long terms being located on an arterial route. small rectangular area to the rear is identified for housing in the Building Successful Communities Report

Site Capacity: 0



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 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: 0.1632

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: 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: NONE

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

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

Transport Network (BRT, Road Surface Water: MINOR

Flat Topography:

**Availability** 

Planning History: **Current Availability:** Temporary Use

Site for Sale: No Multiple Ownerships: 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.)

Improvements:

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 23.9904

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 0

Employment Yield: 0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:

4/19/2018 10:11:40 AM Ref: 3676 Page 3 of 3

### **Site Information**

UCS Unique Ref 3677

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: LANDS AT CRUMLIN ROAD GAOL

Postcode: BT 091
District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 2.5682

Current Land Use: Underutilised site

**Description:** The Girdwood Barracks Master plan

indentified these lands as development

opportunity sites.

Site Capacity: 0





### **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:YesHousing 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:** 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:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation No

Protected Route: FAR 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:** NONE

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

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: Slightly sloping

### **Availability**

Planning History: **Current Availability:** Temporary Use

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): 145

Refined Density Assumption:

Housing Yield: 372.389 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 101393.9000

**Potential Employment Type:** В1

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:11:42 AM Ref: 3677 Page 2 of 2

### **Site Information**

**UCS Unique Ref** 3679

Source: New Site

HM Ref:

**UCS Character Area:** STRATEGIC CENTRE

LANDS AT BROOKFIELD PLACE Address:

BT 112 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.4499

**Current Land Use:** Underutilised site

Description:

Part of the site fronting the road remain vacant. Building to the rear operating as youth club with recent applicsion to carry out

LA04/2015/0629/F - A two storey extension with access ramp and general refurbishment of existing building. New external play area &

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: Yes

Other use Planning Reference No.:

Other use Proposal Description: Youth Club Extension

### **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 Part

alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.3

## **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 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: Medium density
Protected Route: 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:
 100-200m

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

Neighbourhood Renewal Area: MINOR 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: Flat

## **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

Ownership: Public Sector (DSD/BCC/NIHE) Potential for Ransom Strips: No

Willing Owner: Yes

### **Achievability**

Market Attractiveness:

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):	118
---	-----

Refined Density Assumption:

Housing Yield: 35

Potential Housing Type: Apartment

**Employment Density Assumption:** 

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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### **Site Information**

**UCS Unique Ref** 3680

Source: New Site

HM Ref:

ARTERIAL ROUTE **UCS Character Area:** 530 CRUMLIN ROAD Address:

Postcode: BT 107 District Electoral Area: COURT

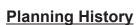
Area Working Group:

0.1405 Site Area (ha):

**Current Land Use:** Underutilised site

Description: Currently used for car wash.

0 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:** 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 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:** 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 VERY CLOSE

Protected Route: 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

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

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

Surface Water: NONE Improvements:

Topography: Flat

## **Availability**

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): 147

Refined Density Assumption:

Housing Yield: 20.6535 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

Potential Employment Type:

**Traveller Site:** 

Phase:

Comments:

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### **Site Information**

**UCS Unique Ref** 3681

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

SITE OPPOSITE 47 ARDOYNE ROAD Address:

BT 107 Postcode: District Electoral Area: OLDPARK

Area Working Group:

Site Area (ha): 0.2744

**Current Land Use:** Underutilised site

Car park ancillary to the Leventon Medical Complex. Site considered to have Description:

development potential. Vacant site to rear of the car park included in the USC.

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:** 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: 0.3

**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 No Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Medium density

**Distance from Arterial Route:** 100m-200 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: NONE Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

**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: Nο 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): 55

**Refined Density Assumption:** 

Housing Yield:

**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** 3682

New Site Source:

HM Ref:

WIDER CITY **UCS Character Area:** 

Address:

Postcode: BT 088 District Electoral Area: OLDPARK

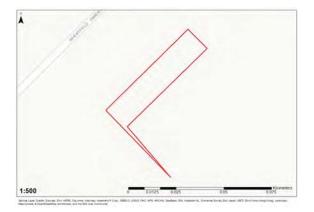
Area Working Group:

0.0892 Site Area (ha):

**Current Land Use:** 

Description:

Site Capacity: 0





### **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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 **Special Protection Area:** NONE RAMSAR: NONE

Site Retained for further 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: 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: 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?

Is the Site Available?

Is the Site Achievable?

### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 4.906

Potential Housing Type:

Employment Density Assumption:39607Employment Yield:3534.3571

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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### **Site Information**

**UCS Unique Ref** 3684

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

LANDS AT WHITEWELL ROAD Address:

BT 090 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.2216

**Current Land Use:** Underutilised site

Description:

Vacant Orange Hall. sites at 54-60 have came through in recent HM figures and are accounted for there. This site has been

reduced to the Orange Hall site.

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:** 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:

0.08

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:** 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 No Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Medium density

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

Flat

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 5

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:11:51 AM Ref: 3684 Page 2 of 2

### **Site Information**

UCS Unique Ref 3685

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: 792-802 SHORE ROAD

Postcode: BT 090
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.1476

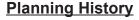
Current Land Use: Underutilised site

**Description:** Part of the site remains vacant, three small

units occupied. Site has development potential. Site not on an arterial route, however appears to have potential for a higher density than the 'wider area' character

area.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

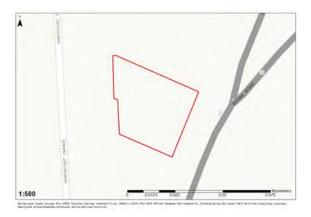
Planning granted for employment use: No

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: MINOR NONE **Special Protection Area:** RAMSAR: NONE 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** 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 No **Protected Route:** CLOSE Importance:

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:

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:

Flat Topography:

### **Availability**

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

Site for Sale: Yes Multiple Ownerships: Yes 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

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# Yield, Phasing & Type

Housing Density Assumption	n (Dwellings per	hectare):	55
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Refined Density Assumption:

Housing Yield: 8.118

Potential Housing Type: Apartment

**Employment Density Assumption:** 

Employment Yield:

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3686

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

LANDS OPPOSITE 562 SHORE ROAD Address:

BT 010/6 Postcode: District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.9426

**Current Land Use:** Underutilised site

Description:

Large part of the site cleared. One light industrial building to the rear. Z/2014/1277/F - Proposed residential development comprising 31no dwellings (1no detached, 12no semi-detached and 18no

townhouses)

Site Capacity: 0



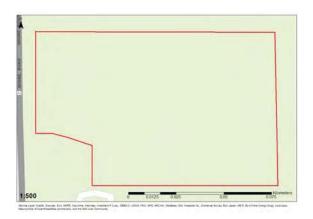
Planning granted for residential use: No **UCS Residential Planning Reference No.:** Pending Planning granted for employment use: No

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

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: Leisure and Recreation

LLPA: MINOR

Site of Local Nature Conservation No Importance: Residential Area Characteristics: Medium density

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: CONSIDERABLE 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: 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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Refined Density Assumption:	
Housing Yield:	31
Potential Housing Type:	Townhous
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	

Pending

Housing Density Assumption (Dwellings per hectare):

Comments:

4/19/2018 10:11:54 AM Ref: 3686 Page 3 of 3

#### **Site Information**

UCS Unique Ref 3687

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: 8 CLIFTONVILLE ROAD

Postcode: BT 091

District Electoral Area: OLDPARK

Area Working Group:

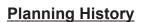
Site Area (ha): 0.1625

Current Land Use: Underutilised site

**Description:** CURRENLTY OPERATING AS A FUEL

CENTRE. POTENITAL FOR REDEVELOPMENT

Site Capacity: 0



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** Stability Issues:

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation No Protected Route: FAR Importance:

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

Residential Area Characteristics:

Medium density

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: CONSIDERABLE 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:** 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): 147

Refined Density Assumption:

Housing Yield: 23.8875 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:11:56 AM Ref: 3687 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3688

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address:

Postcode: BT 085
District Electoral Area: CASTLE

Area Working Group:

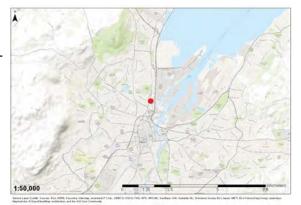
Site Area (ha): 0.0199

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

## **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 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:

**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 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

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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 2.9253

Potential Housing Type:

39607 **Employment Density Assumption: Employment Yield:** 455.1793

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3690

Source: New Site

HM Ref:

**UCS Character Area:** STRATEGIC CENTRE

LANDS OPPOSITE CITY SIDE RETAIL Address:

PARK, ADJ TO RAILWAY LINE

Postcode: CC 030 CASTLE **District Electoral Area:** 

Area Working Group:

Site Area (ha): 0.4131 **Current Land Use:** Vacant site

Site identified in the greater clarendon master plan. Due to its location it may be more Description:

suitable for

Site Capacity: 0





## **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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open 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: Commercial Lagan Valley Regional Park: NONE

NONE

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

Importance:

**Distance from Arterial Route:** WITHIN 100m SIGNFICIANT AQMA: 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

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: Nο Site for Sale: 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? HousingEmp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield: 48.7458 **Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 15842.8000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:12:00 AM Ref: 3690 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3691

Source: New Site

HM Ref:

UCS Character Area: STRATEGIC CENTRE

Address: LANDS AT YSI, ADJ TO THE RAILWAY

LINE

Postcode: CC 030
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 0.3013

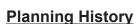
Current Land Use: Vacant site

**Description:** Highlighted as a development opportunity in the Greater Clarendon Masterplan. Site will

become available after completion of the YSI, so will need to be a long term site. Suitable for

employment buy not residential

Site Capacity: 0



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

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: NONE Known Contamination and Ground No

Area of Townscape Character:

Neighbouring Area Characteristics: Commercial Lagan Valley Regional Park: NONE

LLPA: NONE

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

Stability Issues:

**Protected Route:** Importance:

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

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

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

Surface Water: NONE Improvements:

Flat

**Availability** 

Topography:

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

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

**Refined Density Assumption:** 

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 11882.0000

**Potential Employment Type:** Traveller Site: No

Phase: Comments:

## **Site Information**

UCS Unique Ref 3694

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Crumlin Road Courthouse.

Postcode: BT 101
District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.7508

Current Land Use: Vacant site

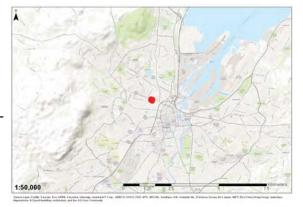
**Description:** The Courthouse has fallen in to disrepair in recent years. Itsis par tof the Crumlin Road

recent years. Itsis par tot the Crumlin Road Gaol Mixed Use zoning in BMAP. IT has been suggested in the media that the site will be use for a hotel however no planning application have been lodged. With no evidence of an alternative use it is considered suitable for both residential and employment

20

Site Capacity: 0





## **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:YesHousing Zoning:No

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No

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: **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: 0.7508

**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: 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: 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: Flat

**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 & Employment

Is the Site Available? Yes
Is the Site Achievable? Yes

Unknown

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 110.3676

Potential Housing Type: Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 29705.3000

Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3695

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

LANDS AT THE EDGE OF BELFAST Address:

HARBOUR AREA.

Postcode: **BHA 11** District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 6.7534 **Current Land Use:** Vacant site

Lands partly within the existing employment zoning at Belfast Harbour. Description:

Site Capacity: 0





## **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:** 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 **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: 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: 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: MINOR Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

## **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

## **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

## **Conclusions**

 Is the Site Suitable?
 Emp

 Is the Site Available?
 No

 Is the Site Achievable?
 No

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

**Refined Density Assumption:** 

Housing Yield: 0

Potential Housing Type:

Employment Density Assumption:40% of site areaEmployment Yield:27013.4257Potential Employment Type:B3

Potential Employment Type: B3
Traveller Site: No

Phase: Comments:

4/19/2018 10:12:05 AM Ref: 3695 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3696

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Land at D3, Airport Road West

Postcode: BT3
District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 20.3630

Current Land Use: Vacant site

**Description:** LA04/2016/0421/F - Construction of a new multi-purpose facility at D3 for berthing of

multi-purpose facility at D3 for berthing of cruise ships, and for lay-by and transient storage of project cargo, break bulk and dry bulk during cruise ship off season.

bulk during cruise ship off season. Development comprises the construction of 340m long solid quay with mooring dolphins, dredging of the berthing pocket and infilling behind the new quay wall using imported clean fill materials, construction of a 25m wide piled relieving slab along the quay length, with heavy duty paving surfacing on the quay/slab hinterland, access road, security gates, access barrier and kiosk at Airport Road West, modular terminal building, shore side facilities, lighting, fencing, screen bund and landscaping. (Amended description and

scheme)

Site Capacity: 0





# **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: Yes

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 Part

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: MINOR **Special Protection Area:** MINOR RAMSAR: MINOR Site Retained for further assessment: Yes Size of Site Retained: 16

# **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 Residential Area Characteristics:

 Importance:
 Protected Route:
 VERY FAR

 AQMA:
 NONE
 Distance from Arterial Route:
 400m+

 Conservation Area:
 NONE
 Highway Access to Site:
 ADJACENT

ASSSI: SIGNFICIANT 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: MINOR Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 Yes

Willing Owner: Yes

### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

 Is the Site Suitable?
 Emp

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

### Yield, Phasing & Type

4/19/2018 10:12:07 AM Ref: 3696 Page 2 of 3

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

**Employment Density Assumption:** 40% of site area **Employment Yield:** 64000.0000

Potential Employment Type: B3
Traveller Site: No

Phase:

Comments:

4/19/2018 10:12:07 AM Ref: 3696 Page 3 of 3

#### **Site Information**

**UCS Unique Ref** 3713

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address: Lands at Sydenham Bypass

Postcode: BT 095 District Electoral Area: TITANIC Area Working Group: EAST 2.1659 Site Area (ha): **Current Land Use:** Vacant site

Description: Site currently vacant (white Land BMAP)

0 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

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 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** 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 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: 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: Nο 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): 147

Refined Density Assumption:

Housing Yield: 318.3873 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:12:09 AM Ref: 3713 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3717

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: 30-32 Ballymacarrett Road.

Postcode: BHA 12
District Electoral Area: TITANIC
Area Working Group: EAST
Site Area (ha): 0.1671

Current Land Use: Surface level car park

**Description:** Site currently used as surface level car park to

serve the adjoining business use.

Site Capacity: 0



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:
 MINOR

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

#### **Absolute Constraints**

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

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: Residential Lagan Valley Regional Park: NONE

NONE

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

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 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 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: No Unknown No

Potential for Ransom Strips: 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): 145

Refined Density Assumption:

Housing Yield: 24.2295 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:12:11 AM Ref: 3717 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3721

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

BALLYGOMARTIN INDUSTRIAL ESTATE, Address:

BALLYGOMARTIN ROAD

Postcode: BT 108 District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.6612

**Current Land Use:** Underutilised site

These sites may be suitable for extension of the existing businesses. Description:

Site Capacity: 0





## **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:** SIGNFICIANT 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 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: CLOSE Importance:

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

Ownership:

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

Willing Owner: Unknown

Private

**Achievability** 

**Market Attractiveness:** Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

**Conclusions** 

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield: 0

**Potential Housing Type:** 

**Employment Density Assumption:** 2644.87 **Employment Yield:** 2644.8657 **Potential Employment Type:** B2

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

UCS Unique Ref 3726

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: GIANTS PARK - WEST PORTION

Postcode: BT 010/6
District Electoral Area: CASTLE

Area Working Group:

Site Area (ha): 47.9216

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesHousing 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: 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

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

**Residential Area Characteristics:** 

**Distance from Arterial Route:** 200-400m 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:

10Mins+ WALK 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:** Vacant Multiple Ownerships: Nο Site for Sale: Yes Potential for Ransom Strips: No

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 0

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 191686.4000

**Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:12:15 AM Ref: 3726 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3727

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: GIANTS PARK - SOUTH OF STUDIOS

Postcode: BHA 10
District Electoral Area: CASTLE

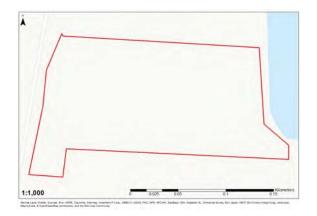
Area Working Group:

Site Area (ha): 2.8316

Current Land Use: Vacant site

Description:

Site Capacity: 0





## **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:YesHousing 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: MINOR **Special Protection Area:** MINOR RAMSAR: MINOR 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+ NONE Highway Access to Site: VERY CLOSE **Conservation Area:** NONE Distance from Bus Stop: 200-400m ASSSI: MINOR 400m+

**Residential Area Characteristics:** 

Distance from Train Halt: NONE **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: MINOR** Transport Network (BRT, Road

Surface Water: MINOR Improvements:

Topography:

## **Availability**

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

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? Emp Is the Site Available? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield: 0

**Potential Housing Type:** 

**Employment Density Assumption:** 40% of site area **Employment Yield:** 11326.4000 **Potential Employment Type:** ВЗ

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3732

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: 19 St. Leonard's cresent

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0117

Current Land Use: Underutilised site

**Description:** Underuntilised vacant site with potential to

deliver low density residential units.

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: Other use Planning Reference No.: Other use 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 **Special Protection Area:** NONE RAMSAR: NONE

Site Retained for further 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: Protected Route: CLOSE

AQMA:NONEDistance from Arterial Route:WITHIN 100mConservation 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: 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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

**Refined Density Assumption:** 

Housing Yield: 1.7199

Potential Housing Type:

Employment Density Assumption: 39607
Employment Yield: 463.4019

Potential Employment Type:

Traveller Site:

Comments:

Phase:

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#### **Site Information**

**UCS Unique Ref** 3733

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE 289 Newtownards Road Address:

Postcode: District Electoral Area: TITANIC Area Working Group: EAST Site Area (ha): 0.0142

**Current Land Use:** 

Vacant 3 storey units comprising groundfloor retail with potential to facilitie upper floor Description:

residential

Site Capacity: 0

# **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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

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:

**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 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

**Residential Area Characteristics:** 

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: Private Ownership:

Willing Owner:

**Achievability** 

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 2.0874

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 562.4194

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3734

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: 246A-B Newtownards Road

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0497

Current Land Use: Underutilised site

**Description:** Site comprises multiple ground floor retail units to which 2 of 4 are currently vacant.

However site may haqve potential to deliver low densit upper floor residential units.

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: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

**District Centre: Utilities on Site:** 

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 No CLOSE

Residential Area Characteristics:

Medium density

Protected Route: 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: 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: 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): 147

Refined Density Assumption:

Housing Yield: 7.3059 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3735

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address: Site adjacent Iceland Foods (Newtownards

BT 087 Postcode: District Electoral Area: TITANIC Area Working Group: EAST Site Area (ha): 0.0938 **Current Land Use:** Vacant site

Vacant land plot residing along an arterial route with potential to deliver residential Description:

development. Current land use: informal

surface level carpark.

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:** 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: 0.09

**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 No

CLOSE

Protected Route: Importance:

**Distance from Arterial Route:** WITHIN 100m 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: SERIOUS Walking Distance to City Centre: 10Min WALK

**Enhancements to the Proposed** NONE **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: 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): 147

Refined Density Assumption:

Housing Yield: 13.7886 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments: Sitezoned for Shopping / retail. Future residential development would need to provide

ground floor retail / commercial units

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#### **Site Information**

**UCS Unique Ref** 3736

Source: New Site

HM Ref:

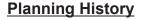
**UCS Character Area:** ARTERIAL ROUTE

Address: Site fronting Hornby Street.

BT 087 Postcode: District Electoral Area: TITANIC Area Working Group: EAST Site Area (ha): 0.0436 **Current Land Use:** Vacant site

Site currently vacant and used for informal surface level car parking. The site has potential to deliver residential units. Description:

Site Capacity: 0



Planning granted for residential use:

**UCS Residential Planning Reference No.:** Historical 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: 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** 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 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: 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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 147

Refined Density Assumption:

Housing Yield: 6.4092 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase:

Comments:

#### **Site Information**

**UCS Unique Ref** 3737

Source: New Site

HM Ref:

**UCS Character Area:** STRATEGIC CENTRE

386-388 NEWTOWNARDS ROAD Address:

Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.0975 **Current Land Use:** Vacant site

Description: **CURRNETY BEING USED AS A** 

COMMUNITY GARDEN. IT IS CONSIDERED THAT THIS SITE MAY BECOME AVAILABLE DURING THE LIFE OF THE LDP

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:** 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: SIGNFICIANT

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** 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 No

Protected Route: FAR 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: 5Min CYCLE Neighbourhood Renewal Area: NONE

10Mins+ WALK Listed Building: NONE 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:** 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): 118

Refined Density Assumption:

Housing Yield: 11.505 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3738

Source: New Site

HM Ref:

UCS Character Area: STRATEGIC CENTRE

Address: 401 Newtownards Road

Postcode: BT4

District Electoral Area: TITANIC

Area Working Group: EAST

Site Area (ha): 0.0391

Current Land Use: Green space

Description:

Construction of a new open space Pocket
Park including temporary (5 years) bespoke
container pod cycle café with odour

container pod cycle café with odour abatement system, separate Sustrans NI pod, associated community gardens, landscape features and selection of bespoke furniture

Site Capacity: 0



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: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

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:

Size of Site Retained:

## **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 Residential Area Characteristics:

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

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

Tidal Flood Plain: SIGNFICIANT 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?
Is the Site Available?
Is the Site Achievable?

## Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield: 4.6138

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 1548.6337

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3739

Source: New Site

HM Ref:

**UCS Character Area:** STRATEGIC CENTRE

Address: Land at junction of Holywood and

Newtownards Rd

Postcode: **BHA 12** District Electoral Area: TITANIC Area Working Group: EAST 0.0207 Site Area (ha):

**Current Land Use:** Underutilised site

Underutilised land plot with potential to facilitate potential future residential Description:

development

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: 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: 0.0207

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**District Centre: Utilities on Site:** None Shopping / Commerical Area: Yes **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:** WITHIN 100m 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** Listed Building: NONE Walking Distance to City Centre: 10Mins+ WALK

**Enhancements to the Proposed** 

**Tidal Flood Plain:** NONE Transport Network (BRT, Road

Surface Water: NONE Improvements:

Flat

Topography:

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Site for Sale: Nο 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? Nο Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield: 2.4426

**Potential Housing Type:** Apartment/Flat

**Employment Density Assumption:** 39607 **Employment Yield:** 819.4278

**Potential Employment Type:** 

**Traveller Site:** No

Phase:

Comments: Any future development would need to comprise groundfloor retail / commercial units to

satisfy the area land zoning.

#### **Site Information**

UCS Unique Ref 3741

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: LANDS AT UPPER NEWTOWNARDS

ROAD

Postcode: BT4 / BT5
District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 0.1318

Current Land Use: Underutilised site

**Description:** Site remains underutilised. Some units vacant

and other remain occupied. Has potential for

redevelopment.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

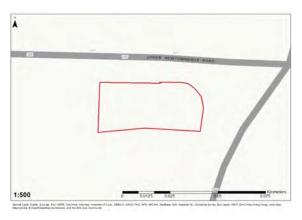
Planning granted for employment use: No

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** Stability Issues:

Area of Townscape Character:

Flat

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE Residential Area Characteristics:

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

Low density

**Distance from Arterial Route:** WITHIN 100m SIGNFICIANT 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: 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:** 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): 147

Refined Density Assumption:

Housing Yield: 19.3746 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3743

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

LANDS AT TEMPLEMORE AVENUE Address:

Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.3309 **Current Land Use:** Vacant site

SITE CURRENTLY CLEARED. NO PLANNIG HISTROY TO INDICATE FUTURE Description:

INTENTIONS.

Site Capacity: 0





## **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

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

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation No Protected Route: FAR Importance:

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

Residential Area Characteristics:

Medium density

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: 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: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No

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): 147

Refined Density Assumption:

Housing Yield: 48.6423 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3745

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

SITE AT CASTLEREAGH STREET AND Address:

ALBERTBRIDGE ROAD

Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.1374 **Current Land Use:** Vacant site

Description: DfC Owner site. Development Brief recently

issued to market.

Site Capacity: 0



## **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

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** 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 No Protected Route: FAR Importance:

**Distance from Arterial Route:** WITHIN 100m 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

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: Yes Potential for Ransom Strips: No

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): 147

Refined Density Assumption:

Housing Yield: 20

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3746

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

62-64 CLANDEBOYE STREET Address:

Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.1083 **Current Land Use:** Vacant site

Description:

Site largely vacant and include several building which are derelict. Site being temporarily used as a community garden.

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

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: Residential Lagan Valley Regional Park: NONE

NONE

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

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No 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): 147

Refined Density Assumption:

Housing Yield: 15.9201 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3747

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

269-283 ALBERTBRIDGE ROAD Address:

Postcode: District Electoral Area: TITANIC

Area Working Group:

Site Area (ha): 0.1175

**Current Land Use:** Underutilised site

Site recently on the open market for sale. Mostly vacant and derelict. Description:

Site Capacity: 0





## **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

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: 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 No Protected Route: FAR Importance:

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

Residential Area Characteristics:

Medium density

**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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? Yes Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 17.2725 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3750

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** Address: 64 Holywood Road

Postcode: BT 126

District Electoral Area: LISNASHARRAGH

Area Working Group: **EAST** 0.0582 Site Area (ha):

**Current Land Use:** Underutilised site

Description: Site comprising ground floor retail units with

potential to utilise upper floor for residential

Site Capacity: 0





## **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

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:

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

Area of Townscape Character:

Lagan Valley Regional Park: NONE

NONE

Site of Local Nature Conservation

NONE **Conservation Area:** NONE

ASSSI: NONE **Monument Record:** NONE

Neighbourhood Renewal Area:

Listed Building: NONE **Tidal Flood Plain:** NONE

Surface Water: MINOR

Yes

Topography: Flat Stability Issues:

Neighbouring Area Characteristics: Residential

Residential Area Characteristics: Medium density

Protected Route: VERY FAR

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

10Mins+ WALK Walking Distance to City Centre:

**Enhancements to the Proposed** Transport Network (BRT, Road

Improvements:

## **Availability**

Importance:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 3.201

Apartment/Flat **Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 2304.1952

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3751

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address: Strip of land between St. Joseph's and St.

Michael's PS.

Postcode: BT 098

District Electoral Area: LISNASHARRAGH

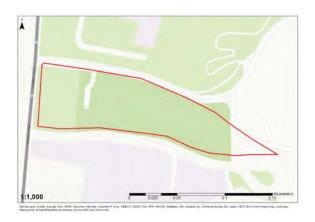
Area Working Group:

Site Area (ha): 1.1848 **Current Land Use:** Vacant site

Land has the potential to deliver a higher residential capacity throughout future plan Description:

period.

0 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

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

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

Size of Site Retained: 1.1848

Yes

Site Retained for further 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

NONE

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

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:

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: No Unknown 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? No Is the Site Achievable? Yes

Unknown

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 174.1656 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3752

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: FORMER PSNI STATION, ORMEAU

**ROAD** 

Postcode: BT 098

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3980

Current Land Use: Vacant site

Description: Recently sold.

Site Capacity: 0





## **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 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:** 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 No Protected Route: VERY FAR Importance:

**Distance from Arterial Route:** WITHIN 100m 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: 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: Flat

Yes

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 58.506 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3753

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

12 GALWALLY AVENUE Address:

MCH 37 Postcode: District Electoral Area: BALMORAL

Area Working Group:

Site Area (ha): 0.1473 **Current Land Use:** Vacant site

Description: Site remains vacant. Has development

potential.

No

Site Capacity: 0

**Planning History** 



1:500

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: SIGNFICIANT

NONE Residential Area Characteristics: Low density Site of Local Nature Conservation No

Protected Route: FAR 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:** 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: Nο 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): 55

Refined Density Assumption:

Housing Yield: 8.1015 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3755

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: MCH 37

District Electoral Area: BALMORAL

Area Working Group:

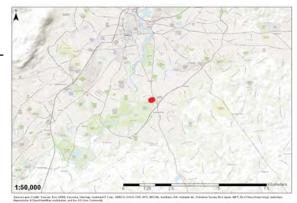
Site Area (ha): 0.0719

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

#### **Absolute Constraints**

Sites below 0.1ha 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:

**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:** CLOSE Importance:

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

**Residential Area Characteristics:** 

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: Private Ownership:

Willing Owner:

**Achievability** 

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable? Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 3.9545

Potential Housing Type:

39607 **Employment Density Assumption: Employment Yield:** 2846.5958

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:12:50 AM Ref: 3755 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3757

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

ADJACENT TO 188 UPPER Address:

KNOCKBREDA ROAD

Postcode:

District Electoral Area: LISNASHARRAGH

Area Working Group:

Description:

Site Area (ha): 0.6766

**Current Land Use:** Underutilised site

> LAND AROUND DWELLING HOUSE AND LAND AKOUND DWELLING HOUSE AND WITHIN SETTLEMENT LIMIT. HAS DEVELOPMENT POTENITAL, CHARACTE ROF THE AREA ID LARGE DETACHED HOUSES THEREFORE THE DENSITY HAS BEE REDUCED BY 50%

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

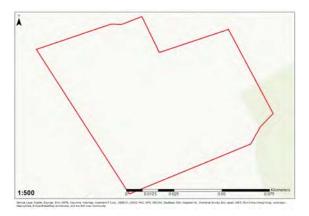
Planning granted for employment use: No

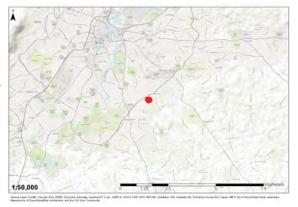
**Employment Planning Reference No.:** 

**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:** 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: **MINOR** 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:
 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 No Importance: Residential Area Characteristics: Low density

Protected Route: VERY CLOSE

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+

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:

Surface Water: NONE Improvements:

Topography: Flat

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 Yes

Willing Owner: Unknown

#### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

#### Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): Refined Density Assumption: Housing Yield: 18 Potential Housing Type: Detached **Employment Density Assumption:** Employment Yield: Potential Employment Type: Traveller Site: Phase:

Comments:

55

Ref: 3757 4/19/2018 10:12:51 AM Page 3 of 3

#### **Site Information**

**UCS Unique Ref** 3758

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY - OUTSIDE

ADJACENT TO 71 CHURCH ROAD, Address:

LOUGHVIEW

Postcode: MCH 36

District Electoral Area: LISNASHARRAGH

Area Working Group:

Site Area (ha): 0.4269

**Current Land Use:** Underutilised site

Land adjacent to single dwelling within the settlement limits of Loughview. Has Description:

development potential

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

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

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE Residential Area Characteristics: Low density

Site of Local Nature Conservation Protected Route: FAR Importance:

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

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

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

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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 23.4795 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3760

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY - OUTSIDE

Land at rear of Elsmere Park, adjacent Address:

Elsmere Manor.

Postcode: MCH 40 District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 0.3709 **Current Land Use:** Open Space

Land harnesses potntial to deliver an improved residential offering. Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

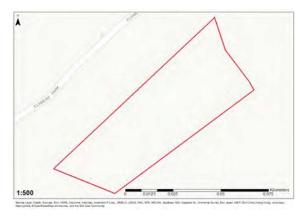
Planning granted for employment use: No

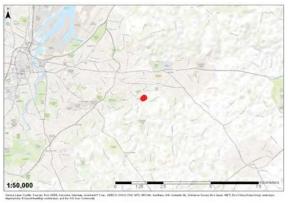
Employment Planning Reference No.:

**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

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: 0.3709

**District Centre: Utilities on Site:** Minor constraint

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: Site of Local Nature Conservation

Protected Route: VERY FAR Importance:

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

Medium density

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

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: 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): 55

Refined Density Assumption:

Housing Yield: 20.3995 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:12:55 AM Ref: 3760 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3761

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address: Lands to rear of Leven Drive

MCH 40 Postcode: District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 1.5696 **Current Land Use:** Vacant site

Potential to deliver a higher residential capacity within plan period. Description:

0 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

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: 1.5696

**District Centre: Utilities on Site:** Minor constraint

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 No Protected Route: VERY FAR

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: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: 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): 55

Refined Density Assumption:

Housing Yield: 86.328 **Potential Housing Type:** Townhouse

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:12:57 AM Ref: 3761 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3765

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: LANDS AT 717 UPPER NEWTOWNARDS

**ROAD** 

Postcode: BT4

District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 1.8841

Current Land Use: Underutilised site

Description: LA04/2017/0235/F - Demolition of existing office building and construction of residential development comprising of 53 No. units (18

development comprising of 53 No. units (18 apartments, 23 detached, 12 semi-detached, with associated car parking and landscaping.

Site Capacity: 0





#### **Planning History**

Planning granted for residential use: No

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: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:

Urban Landscape Wedge:

Area of Existing Open Space:

NONE

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

Size of Site Retained:

1.8841

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No **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

LLPA: NONE

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

Importance:

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

Medium density

VERY CLOSE

10Mins+ CYCLE

Neighbourhood Renewal Area:

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

Cycling Distance to City Centre:

Improvements:

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

Flat

Surface Water: MINOR

## **Availability**

Topography:

Planning History: **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: 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): 147

**Refined Density Assumption:** 

Housing Yield: 53

**Potential Housing Type:** Detached

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: No

Phase: Pending residential application

Comments: Planning application currently under consideration which will provide a significantly

higher residential capacity to current offer.

#### **Site Information**

UCS Unique Ref 3766

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY - OUTSIDE

Address: Surface level car park on lands of AFBI.

Postcode: BT 010/1
District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 1.4430

Current Land Use: Surface level car park

Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

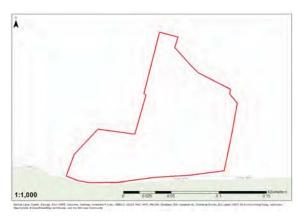
Planning granted for employment use: No

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**

Historic Park, Garden and Demesne:

Sites below 0.1ha or 5 residential units: Yes

Evidence that the site is being developed for

alternative use:

RAMSAR:

NONE

NONE

Urban Landscape Wedge:

Area of Existing Open Space:

Potential Open Space:

NONE

Land identified for Health Use:

River (Fluvial) Floodplain:

Special Protection Area:

NONE

Site Retained for further assessment: Yes

Size of Site Retained: 1.443

**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

MINOR **Residential Area Characteristics:** 

Site of Local Nature Conservation No Protected Route: FAR Importance:

**Distance from Arterial Route:** 400m+ NONE AQMA: **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: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No Ownership: Private

#### **Achievability**

No

Willing Owner:

**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? No Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 79.365 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:01 AM Ref: 3766 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3768

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: LAND ADJACENT TO 68 KNOCK ROAD

Postcode: BT 130

District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 0.4246

**Current Land Use:** 

**Description:** Vacant but quite heavily vegetated site.

Site Capacity: 0





## **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 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:

**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: Low density

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

**Distance from Arterial Route:** 400m+ MINOR AQMA: ADJACENT **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: 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: Nο 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): 55

Refined Density Assumption:

Housing Yield: 23.353 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:13:03 AM Ref: 3768 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3769

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: LANDS OPPOSITE 133 KNOCK ROAD

Postcode: BT 100
District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 0.2000

Current Land Use: Vacant site

**Description:** adjoining lands at Knock Road and Shandon

Park

Site Capacity: 0





## **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:NoMixed Zoning:NoHousing Zoning:No

#### **Absolute Constraints**

Size of Site Retained:

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: 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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0.2

**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 No Protected Route: VERY CLOSE Importance:

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

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

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

10Mins+ WALK Walking Distance to City Centre:

Listed Building: NONE **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: 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): 55

Refined Density Assumption:

Housing Yield: 14.069 **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 3770

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Site as Knock Road between Ascot and

Shadon Park.

Postcode: BT 100
District Electoral Area: ORMISTON

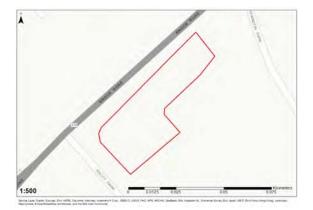
Area Working Group:

Site Area (ha): 0.1701

Current Land Use: Open Space

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

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: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

Size of Site Retained: 0.1701

**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 No VERY CLOSE

Protected Route: Importance:

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

Topography: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 9.3555 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase:

Comments:

#### **Site Information**

UCS Unique Ref 3771

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: SITE AT FORNT OF ASCOT GARDENS

Postcode: BT 010/1

District Electoral Area: ORMISTON

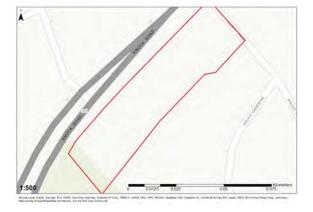
Area Working Group:

Site Area (ha): 0.2984

Current Land Use: Open Space

Description:

Site Capacity: 0





## **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: 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

Size of Site Retained:

**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

MINOR Residential Area Characteristics: Low density

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

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

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

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 16.412 **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 3772

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: LANDS AT ANNADALE EMBANKMENT

Postcode: BT 010/4
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.4803

Current Land Use: Surface level car park

**Description:** Car Park in front of Dunnes Stores.

Site Capacity: 0





## **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 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:** 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

MINOR

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

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

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

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: SERIOUS 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): 145

Refined Density Assumption:

Housing Yield: 69.6435 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3773

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

LANDS AT CASTLECOOLE PARK Address:

MCH 37 Postcode: District Electoral Area: BALMORAL

Area Working Group:

0.6503 Site Area (ha): **Current Land Use:** Open Space

Forested area within housing estate. Need to establish if NIHE consider to be surplus. Description:

Site Capacity: 0





## **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

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

Size of Site Retained:

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

**Distance from Arterial Route:** 400m+ 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: 10Mins+ CYCLE

Neighbourhood Renewal Area: 10Mins+ WALK Walking Distance to City Centre:

Listed Building: NONE **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: Nο Site for Sale: Potential for Ransom Strips: No 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): 55

Refined Density Assumption:

Housing Yield: 35 7665 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3777

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Land parcel adjacent Ruby Cottages, Address:

Edenerry Village

Postcode: BT 010/5 District Electoral Area: BALMORAL Area Working Group: SOUTH 0.8051 Site Area (ha): **Current Land Use:** Vacant site

Description:

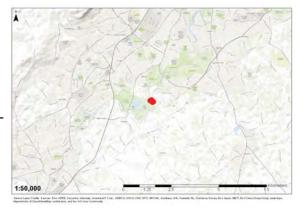
Proposed construction of 14 dwellings comprising 2 detached dwellings, 8 semi detached dwellings and 4 apartments. Development also includes alteration of an existing access, parking, landscaping and ancillary works.

(currently under consideration for Full

application)

Site Capacity:





#### **Planning History**

Planning granted for residential use: Yes

**UCS Residential Planning Reference No.:** LA04/2017/1439/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:

Historic Park, Garden and Demesne: 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: 0.8051

## **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: SIGNFICIANT Neighbouring Area Characteristics: Residential

LLPA: MINOR

Site of Local Nature Conservation Residential Area Characteristics: Medium density

Importance: Protected Route: VERY 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: 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:
 Current Availability:
 Vacant

 Site for Sale:
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Ownership: Private Potential for Ransom Strips: N
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): 55

Refined Density Assumption:

Housing Yield: 44.2805
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** 3779

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Vacant site at Upper Malone Road

Postcode: BT 144 District Electoral Area: BALMORAL Area Working Group: SOUTH 0.6016 Site Area (ha):

Underutilised site **Current Land Use:** 

Description: Site comprised underutilised land capable of

delivering a residential capacity within the time frame of the plan period.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

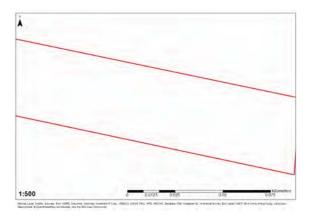
Planning granted for employment use: No

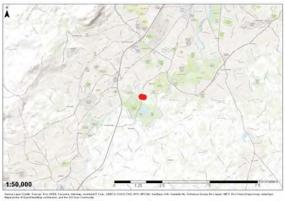
Employment Planning Reference No.:

**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: 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: 0.6016

**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: SIGNFICIANT

NONE

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

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

Unknown

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 33.088 **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** 3780

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY - OUTSIDE

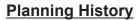
Address: Land to rear of dwellings at Trossachs

BT 144 Postcode: District Electoral Area: BALMORAL Area Working Group: South 0.9307 Site Area (ha): **Current Land Use:** Vacant site

land current comprises a heavily forested linear strip of land at rear of established Description:

residential dwellings.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

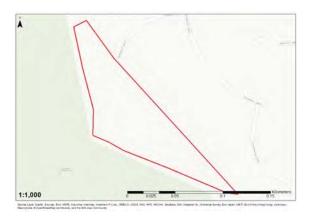
Planning granted for employment use: No

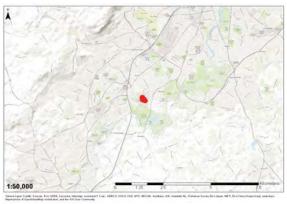
Employment Planning Reference No.:

**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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.9307

**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: MINOR

NONE Residential Area Characteristics:

Site of Local Nature Conservation Protected Route: FAR Importance:

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

Medium density

**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: NONE Improvements: Slightly sloping

## **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 51.1885 **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 3782

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: land at rear of Lagmore redeemer parish

Postcode: ML 13
District Electoral Area: COLLIN

Area Working Group:

Site Area (ha): 0.6920

Current Land Use: Vacant site

**Description:** Land currently remains vacant and comprises

and open space.

Site Capacity: 0





## **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: MINOR Area of Existing Open Space: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.692

**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 Protected Route: FAR 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

Residential Area Characteristics:

Medium density

**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: Nο 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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 38.06 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:20 AM Ref: 3782 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3783

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Land bounded by Lagmore Avenue and

West of Glenfearna Avenue.

Postcode: ML 09

District Electoral Area: COLLIN

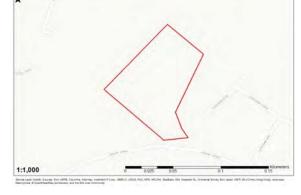
Area Working Group: WEST

Site Area (ha): 0.6554

Current Land Use: Open Space

**Description:** Land currently comprises open greenspace.

Site Capacity: 0



## **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:** 

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 No

alternative use:

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.6554

**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

MINOR

Site of Local Nature Conservation

Importance:

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

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 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: Potential for Ransom Strips: No 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:

Infrastructure Constraints - Transport Network:

Current Capacity within system Infrastructure works required

Residential Area Characteristics:

Protected Route:

Medium density

VERY FAR

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 36 047 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

4/19/2018 10:13:22 AM Ref: 3783 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3784

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Parcel of land bounded by Bell Steel Road

and Atlan Court.

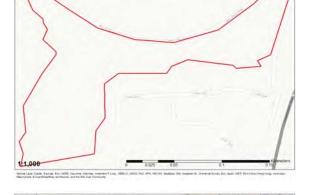
Postcode: ML 09 District Electoral Area: COLLIN Area Working Group: WEST Site Area (ha): 1.9118

**Current Land Use:** Underutilised site

Site currently acts as natural topographical wedge separating exisiting resideintial units. Upon review, a forested laneway passes Description:

through the site.

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:** 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:** 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: 1.9118

**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

Residential Area Characteristics:

Protected Route:

Medium density

VERY FAR

CONSIDERABLE

Site of Local Nature Conservation Importance:

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

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

Cycling Distance to City Centre: 10Mins+ CYCLE Neighbourhood Renewal Area: NONE 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: Potential for Ransom Strips: No

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.)

Current Capacity within system

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 105 149 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

No **Traveller Site:** 

Phase:

Comments: Due to high intricate infrastructure, utility and topographical elements, it is highly unlikely

the site could facilitate a residential capacity.

4/19/2018 10:13:24 AM Ref: 3784 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3785

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Land at Bell Steel Road, between

Glenwood COurt and Woodside View

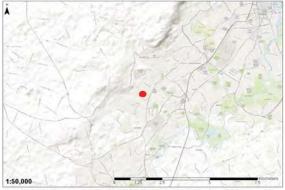
Postcode: ML 09 District Electoral Area: COLLIN Area Working Group: WEST Site Area (ha): 0.4771 **Current Land Use:** Open Space

Site currently comprises an enclosed open space with potential to integrate a residential Description:

capacity.

Site Capacity: 0





## **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: Yes 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: 0.4771

**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

VERY FAR

MINOR

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

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

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

## **Availability**

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

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

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

Infrastructure Constraints - Transport Network: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 26 2405 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

4/19/2018 10:13:26 AM Ref: 3785 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3786

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Land adjacent (SE) Brians Well Road Address:

Postcode: ML 19 District Electoral Area: COLLIN Area Working Group: WEST Site Area (ha): 3.4782

**Current Land Use:** 

Site currently comprises part vacent / underutilised part NIW utilities. Description:

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

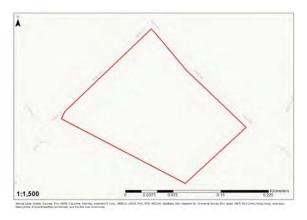
Planning granted for employment use: No

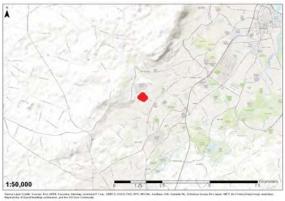
Employment Planning Reference No.:

**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

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: 0.993

**District Centre: Utilities on Site:** Major constraint

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: Site of Local Nature Conservation

Protected Route: Importance:

**Distance from Arterial Route:** 400m+ NONE ADJACENT **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: 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: Flat

## **Availability**

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

Medium density

VERY FAR

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:

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 191.301 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:27 AM Ref: 3786 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3787

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: land at rear of 150 Upper Springfield Road

Postcode: HN 03

District Electoral Area: BLACK MOUNTAIN

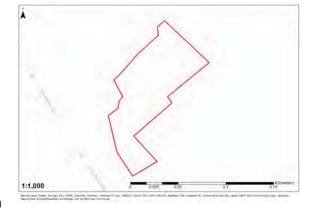
Area Working Group: WEST
Site Area (ha): 0.7175
Current Land Use: Vacant site

Description: Land currently remains vacant / underutilised

with potential to deliver a higher residential

capacity.

Site Capacity: 0





## **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

Size of Site Retained: 0.7175

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

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

Topography: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 39.4625 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:29 AM Ref: 3787 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3788

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Land to rear of 163 Upper Springfield Road

Postcode: ML 09

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

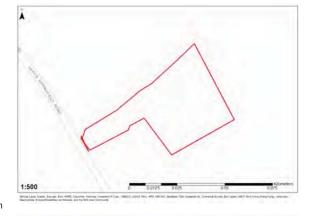
Site Area (ha): 0.2002

Current Land Use: Vacant site

**Description:** Site currently remains vacant and rests within

the settlement boundary for Hannahstown.

Site Capacity: 0





## **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 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: 0.2002

**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

SERIOUS

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

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

## **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: Yes

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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 11.011 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:31 AM Ref: 3788 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3790

Source: New Site

HM Ref:

WIDER CITY - OUTSIDE **UCS Character Area:** 

Address: Land parcel bounding Mill Race to North

Postcode: BT 106

District Electoral Area: **BLACK MOUNTAIN** 

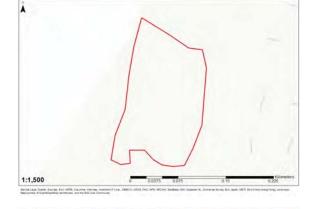
Area Working Group: WEST Site Area (ha): 2.3714

**Current Land Use:** 

underutilised parcel of land with potential to Description:

eliver a residential capacity within plan time

Site Capacity: 0





## **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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: NONE **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 2.3714

**District Centre: Utilities on Site:** Minor constraint

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:** 100m-200 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

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

Listed Building: NONE

**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: Yes 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: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 130 427 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Yes

Phase: Comments:

4/19/2018 10:13:33 AM Ref: 3790 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3791

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

LAND AT WHITEROCK CLOSE Address:

BT 010/3 Postcode:

District Electoral Area: **BLACK MOUNTAIN** 

Area Working Group: WEST Site Area (ha): 0.2986

**Current Land Use:** Underutilised site

Site currently 50% developed. Remaining proportion may have potential to deliver a residential capacity. Description:

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: Part

Other use Planning Reference No.: Z/2013/1075/F

Other use Proposal Description: New construction timber framed, modular building for Irish Language Youth Centre, 2 storeys.



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

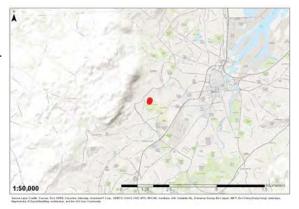
SIGNFICIANT Urban Landscape Wedge:

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

0.145

Size of Site Retained:





**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

Yes Residential Area Characteristics: Medium density

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

**Distance from Arterial Route:** 200-400m 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: MINOR 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: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: Potential for Ransom Strips: No Public Sector (DSD/BCC/NIHE) Ownership:

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): 55

**Refined Density Assumption:** 

Housing Yield: 16 423 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

4/19/2018 10:13:35 AM Ref: 3791 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3792

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Land to North of Springfield PS

BT 134 Postcode: District Electoral Area: COURT Area Working Group: WEST Site Area (ha): 0.8927 **Current Land Use:** Vacant site

Site currently comprises vacant site. Site has potential to deliver residnetial capacity if NIHE deem apprpriate. Description:

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.:

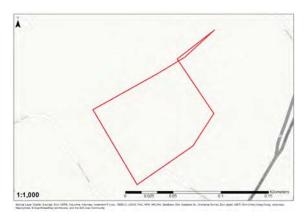
Planning granted for employment use: No

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: 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: 0.8927

**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:

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

Medium density

**Distance from Arterial Route:** WITHIN 100m NONE ADJACENT **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:

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: Nο Site for Sale: Potential for Ransom Strips: No

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

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

Infrastructure Constraints - Transport Network: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 49 0985 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3793

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Land bounding Springield Parade to North.

Postcode: BT 134 District Electoral Area: COURT Area Working Group: WEST Site Area (ha): 1.7651 **Current Land Use:** Vacant site

Description:

Site currently comprises vacant and underutiliesed site, however part of site comprises a significant portion of an exisiting

3G football pitch.

Site Capacity:



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

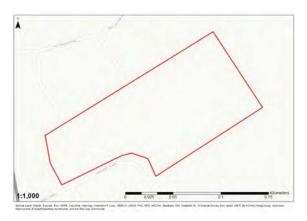
Planning granted for employment use: No

**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:** 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: 1.7651

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

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

Medium density

VERY CLOSE

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:

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: Nο Site for Sale: Potential for Ransom Strips: No Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner: Unknown

## **Achievability**

**Market Attractiveness:** May come forward but will require some form of public sector support (social

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

Infrastructure Constraints - Transport Network: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):

**Refined Density Assumption:** 

Housing Yield: 97 0805 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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1:2,000

#### **Site Information**

UCS Unique Ref 3795

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Vacant lands at the former Mount Gilbert

Community College, Ballygomartin Road

Postcode: BT 13

District Electoral Area: COURT

Area Working Group:

Site Area (ha): 4.6325

Current Land Use: Vacant site

**Description:** LA04/2017/0323/O - Redevelopment of vacant Brownfield site to facilitate residential

development and all associated site works

Site Capacity: 0



## **Planning History**

Planning granted for residential use: No

UCS Residential Planning Reference No.: Outline 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: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:

No

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE **Potential Open Space:** NONE Land identified 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:** 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:** 400m+ NONE **Highway Access to Site:** VERY CLOSE **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:

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: Nο 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): 55

Refined Density Assumption:

Housing Yield: 254.7875 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:13:40 AM Ref: 3795 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3797

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands between Forthriver Crescent and

Forthriver Road

Postcode: BT 108 District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.9643 **Current Land Use:** Open Space

Currently green space but not zoned as existing open space. Suitable if deemed Description:

surplus by NIHE

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**

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: 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:

**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 No Protected Route: FAR Importance:

**Distance from Arterial Route:** 400m+ NONE ADJACENT **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: 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 MINOR

Surface Water: Improvements: Topography: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: No 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? No Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 53.0365

**Potential Housing Type:** 

**Employment Density Assumption:** n **Employment Yield:** 0.0000

**Potential Employment Type:** 

Traveller Site:

Comments:

Phase:

4/19/2018 10:13:42 AM Ref: 3797 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3798

Source: New Site

HM Ref:

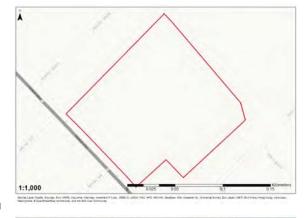
**UCS Character Area:** WIDER CITY

Address: Sie at former St. Gabriel's Collage

BT 107 Postcode: District Electoral Area: OLDPARK Area Working Group: NORTH Site Area (ha): 1.8277 **Current Land Use:** Vacant site

Site currently comprises vacant parcel of land at former St. Gabriel's Collage with potential to deliver an improved residential capacity. Description:

Site Capacity: 0





## **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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 1.8277

**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:

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

Medium density

**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:** 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:

Topography: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: 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): 55

Refined Density Assumption:

Housing Yield: 100 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:13:44 AM Ref: 3798 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3799

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Land south of Exisiting employment, Address:

Ballygomartin Road.

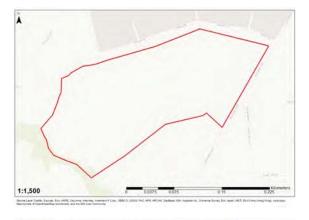
Postcode: BT 108 District Electoral Area: COURT

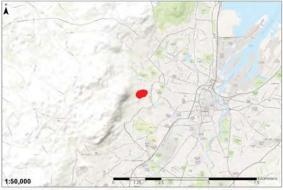
Area Working Group:

Site Area (ha): 4.4134 **Current Land Use:** Open Space

Land currently comprises open space with potential to deliver a residential capacity. Description:

Site Capacity: 0





## **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

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

CONSIDERABLE 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: 4.4134

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

Residential Area Characteristics:

Protected Route:

Medium density

CLOSE

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: Slightly sloping

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Site for Sale: No Unknown 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? HousingEmp Is the Site Available? No Is the Site Achievable? Yes

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

**Refined Density Assumption:** 

Housing Yield: 242 737 **Potential Housing Type:** Semi **Employment Density Assumption:** 17653.6 **Employment Yield:** 17653.6466

**Potential Employment Type:** B1 Traveller Site: No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3800

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

Address: Parcel of land bounding rear of Boucher

road commercial units and Boucher road

playing fields.

Postcode: BT 122 **District Electoral Area: BOTANIC** Area Working Group: WEST 3.3186 Site Area (ha): **Current Land Use:** Open Space

Description: Site currently comprises parcel of off-slip land

to the M1 motorway with potential to explore possible residential capacity within the time frame of the plan period.

Site Capacity:





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

**Employment Planning Reference No.:** 

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

## **Land Use Zoning**

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

#### **Absolute Constraints**

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

alternative use:

NONE Historic Park, Garden and Demesne: Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR **Potential Open Space:** NONE 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: 3.3186

**District Centre: Utilities on Site:** None 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: Medium density Site of Local Nature Conservation Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 400m+ **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: 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:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: Yes

Public Sector (DSD/BCC/NIHE) Ownership:

Willing Owner: Unknown

## **Achievability**

**Market Attractiveness:** May come forward but will require some form of public sector support (social

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

Infrastructure Constraints - Transport Network: Infrastructure works required

#### **Conclusions**

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 182 523 **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3801

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Site at Commedagh Drive and Dunmisk

Terrace.

Postcode: BT 122

District Electoral Area: BLACK MOUNTAIN

Area Working Group:

Site Area (ha): 0.7486

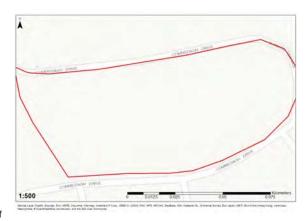
Current Land Use: Open Space

**Description:** Site currently comprises open space parcel of land within established residential area. The

land within established residential area. The site has the potential to deliver a residential

capacity over the plan period.

Site Capacity: 0





## **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: Part

Other use Planning Reference No.: Z/2010/0922/F

Other use Proposal Description: Upgrade works to existing perimeter fence to North Link playing fields, along South Link Street

and

## **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 Part

aiternative use:

Historic Park, Garden and Demesne: NONE 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: 0.7486

**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** 

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

Medium density

200-400m ASSSI: NONE Distance from Bus Stop: **Distance from Train Halt:** 400m+ **Monument Record:** NONE

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

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

**Surface Water:** NONE Improvements: Steeply sloping

**Availability** 

Topography:

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

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 41 173 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:13:49 AM Ref: 3801 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3802

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Pacel of land bounding M1, Railway line

and rear of Ashton Park

Postcode: ML 09

District Electoral Area: BALMORAL

Area Working Group: WEST

Site Area (ha): 2.9419

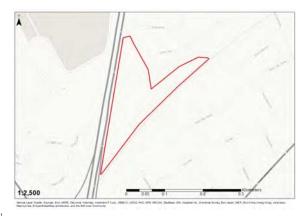
Current Land Use: Open Space

**Description:** Site comprises parcel of land wedging the M1, Railway line and Ashton Park residnetial

dwellings. The site has the potential to deliver

a residential capacity.

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: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: 2.9419

**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

Site of Local Nature Conservation

Importance:

**Distance from Arterial Route:** 400m+ MINOR AQMA: 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

Residential Area Characteristics:

Cycling Distance to City Centre:

Protected Route:

Medium density

10Mins+ CYCLE

VERY CLOSE

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 Improvements:

Surface Water: MINOR

Topography: Slightly sloping

## **Availability**

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

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 161.8045 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

Potential Employment Type:

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:13:51 AM Ref: 3802 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3803

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Land parcel bounding Stcokman's way and

rear of Musgrave Hospital

Postcode: BT 010/5

District Electoral Area: BALMORAL

Area Working Group: WEST

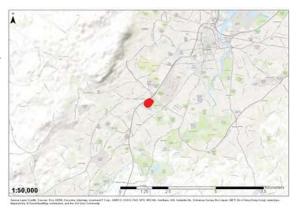
Site Area (ha): 3.2481

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

UCS Residential Planning Reference No.:

Planning granted for employment use:

Employment Planning Reference No.:

**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

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: MINOR **Potential Open Space:** NONE Land identified for Health Use: NONE River (Fluvial) Floodplain: MINOR NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 3.2481

**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

MINOR

Residential Area Characteristics: Medium density Site of Local Nature Conservation Yes VERY CLOSE

Protected Route: Importance:

**Distance from Arterial Route:** 400m+ NONE AQMA: ADJACENT 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: 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: Site for Sale: No Unknown

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: Infrastructure works required

#### **Conclusions**

Is the Site Suitable? HousingEmp

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 178.6455 **Potential Housing Type:** Apartment **Employment Density Assumption:** 12992.4 **Employment Yield:** 12992.4034

**Potential Employment Type:** B2 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3804

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address: Surface level carpark adjacent Radius

Housing, Lisburn Rd

Postcode: BT 118 District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.2201

**Current Land Use:** Surface level car park

Site currently comprises small private car parking serving City Hosptial with potential to delivery a residential capacity. Description:

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

#### **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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0.2201

**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: Site of Local Nature Conservation

Protected Route: FAR 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:

Listed Building: MINOR 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:** Ongoing use not expected to cease

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? No Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 32.3547 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3806

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address:

Postcode: BT 103 District Electoral Area: BALMORAL

Area Working Group:

0.0131 Site Area (ha):

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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 **Special Protection Area:** NONE RAMSAR: NONE

Site Retained for further assessment:

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 Residential Area Characteristics:

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: 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?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

**Refined Density Assumption:** 

Housing Yield: 1.9257

Potential Housing Type:

**Employment Density Assumption:** 39607 **Employment Yield:** 518.8517

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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### **Site Information**

**UCS Unique Ref** 3807

Source: New Site

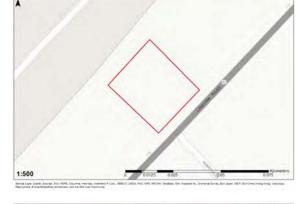
HM Ref:

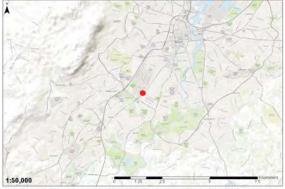
**UCS Character Area:** ARTERIAL ROUTE 735-739 LISBURN ROAD Address:

BT 119 Postcode: District Electoral Area: BALMORAL Area Working Group: SOUTH 0.1170 Site Area (ha): **Current Land Use:** Vacant site

No planning approvals in place. Currently used as car wash. Description:

Site Capacity: 0





## **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

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:

**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 No Protected Route: CLOSE

Residential Area Characteristics:

Medium density

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:

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:** 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): 147

Refined Density Assumption:

Housing Yield: 17

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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1:500

#### **Site Information**

**UCS Unique Ref** 3808

Source: New Site

HM Ref:

**UCS Character Area:** ARTERIAL ROUTE

Address: Vacant land between 799-793 Lisburn

Road.

BT 119 Postcode: District Electoral Area: BALMORAL Area Working Group: WEST Site Area (ha): 0.0426 **Current Land Use:** Vacant site

Site currently remains vacant with planning application to impose a temporary surface Description:

level car park.

Change of use from vacant land to temporary

car park (retrospective

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: Yes

Other use Planning Reference No.: LA04/2016/0071/F

Other use Proposal Description: Site currently remains vacant with planning application to impose a temporary surface level car

## **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:

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

NONE

Site Retained for further assessment: Yes

Size of Site Retained: 0.0426

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

Stability Issues:

NONE

**Residential Area Characteristics:** Medium density Site of Local Nature Conservation VERY CLOSE

Protected Route: Importance:

WITHIN 100m **Distance from Arterial Route:** 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: 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: Flat

**Availability** 

Planning History: **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

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 5

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

#### **Site Information**

**UCS Unique Ref** 3809

Source: New Site

HM Ref:

**UCS Character Area:** WIDER CITY

6 LOCKSLEY DRIVE Address:

BT 089 Postcode: District Electoral Area: BALMORAL

Area Working Group:

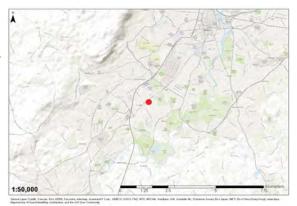
0.0990 Site Area (ha):

**Current Land Use:** Underutilised site

CURRNELTY WAREHOUSE BUILIDNG (FOR SALE / TO LET) Description:

Site Capacity: 0





## **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

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:

**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 Protected Route: VERY CLOSE Importance:

Residential Area Characteristics:

Low density

**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: 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:** Expected to cease

Multiple Ownerships: Unknown Site for Sale: Yes 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): 55

Refined Density Assumption:

Housing Yield: 5

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3810

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address:

Postcode: BT 086

District Electoral Area: BALMORAL

Area Working Group:

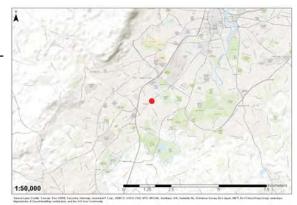
Site Area (ha): 0.0462

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

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

#### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 NONE

#### **Absolute Constraints**

Sites below 0.1ha 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:

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+ NONE **Highway Access to Site: VERY CLOSE 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: 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: Private Ownership:

Willing Owner:

## **Achievability**

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 2.541

Potential Housing Type:

39607 **Employment Density Assumption: Employment Yield:** 1829.9759

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3811

Source: New Site

HM Ref:

WIDER CITY **UCS Character Area:** 

Address:

Postcode: BT 086 District Electoral Area: BALMORAL

Area Working Group:

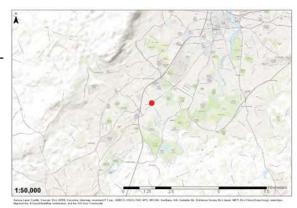
0.0531 Site Area (ha):

**Current Land Use:** 

Description:

Site Capacity: 0





## **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** 

Planning granted for employment use:

Employment Planning Reference No.:

**Employment 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:

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+ NONE Highway Access to Site: **VERY CLOSE 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: 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: Private Ownership:

Willing Owner:

**Achievability** 

**Market Attractiveness:** 

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

#### **Conclusions**

Is the Site Suitable?

Is the Site Available?

Is the Site Achievable?

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 2.9205

Potential Housing Type:

39607 **Employment Density Assumption: Employment Yield:** 2105.1112

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3815

Source: New Site

HM Ref:

STRATEGIC CENTRE **UCS Character Area:** 

Address: parcel of land bounding Beechlawn and M1

BT 113 Postcode: District Electoral Area: COLLIN Area Working Group: WEST Site Area (ha): 0.4963 **Current Land Use:** Open Space

Site comprises enclosed open space beside private residential dwelling. Description:

Site Capacity: 0





## **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

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: 0.4963

**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+ **SERIOUS** AQMA: 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: Flat

## **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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: Infrastructure works required

#### **Conclusions**

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

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 118

Refined Density Assumption:

Housing Yield: 58.5634 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:07 AM Ref: 3815 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3816

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Land at rear of Avonvale, west of the A55

bypass

Postcode: BT 010/1

District Electoral Area: ORMISTON

Area Working Group: EAST

Site Area (ha): 3.3202

Current Land Use: Vacant site

**Description:** Lands remain vacant with potential to deliver

a sustantial residential capacity.

Site Capacity: 0





## **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

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 RAMSAR: NONE Site Retained for further assessment: Yes

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3.3202

**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:** 200-400m NONE AQMA: 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:

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: Slightly sloping

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Site for Sale: No Unknown Potential for Ransom Strips: Yes 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): 55

Refined Density Assumption:

Housing Yield: 182.611 **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** 3818

Source: New Site

HM Ref:

INNER CITY **UCS Character Area:** 

Derelict sites found at 16 Upper Crescent Address:

BT 010/4 Postcode: **District Electoral Area:** BOTANIC

Area Working Group:

Site Area (ha): 0.0441

**Current Land Use:** Underutilised site

Description:

Refurbishment and change of use from offices to 21 No. apartments. Three ground floor rear extensions and three second floor rear extensions. Rear dormers and elevation changes. Construction of bin/cycle store at

rear.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** LA04/2017/1268/F - Pending

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 N

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:** RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.0441

**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: MINOR Residential Area Characteristics:

Site of Local Nature Conservation No Importance: Residential Area Characteristics: Medium density

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: WITHIN 100m

Monument Record: NONE Distance from Train Halt: 100-200m

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

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: NONE Improvements:

Topography: Slightly sloping

**Availability** 

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 Yes
 Multiple Ownerships:
 No

Ownership: Private Potential for Ransom Strips: No

Willing Owner: Yes

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 145
Refined Density Assumption: 21
Potential Housing Type: Apartment
Employment Density Assumption:
Employment Yield:
Potential Employment Type:
Traveller Site: No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3819

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Lands to the rear of 108-138 University

Street

Postcode: BT 127
District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 0.3296

Current Land Use: Underutilised site

Description: Underutilised back land site. some industrial

type uses operating at present. Also includes

the menagerie bar.

Site Capacity: 0



Planning granted for residential use: No

**UCS Residential Planning Reference No.:** 

Planning granted for employment use: No

Employment Planning Reference No.:

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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





#### **Land Use Zoning**

 Employment Zoning:
 NONE

 Mixed Zoning:
 NONE

 Housing Zoning:
 MINOR

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: No

Evidence that the site is being developed for No

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

Size of Site Retained: 0.3296

**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 MINOR 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: 5Min CYCLE Neighbourhood Renewal Area: NONE

5Min WALK Listed Building: SERIOUS 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:** Temporary Use 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): 147

Refined Density Assumption:

Housing Yield: 48.4512 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000

**Potential Employment Type:** 

**Traveller Site:** 

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3821

Source: New Site

HM Ref:

**UCS Character Area:** INNER CITY

Address: Land bounded by Mayo Link and Lanark

BT 131 Postcode: **District Electoral Area:** COURT

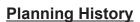
Area Working Group:

Site Area (ha): 0.3684 **Current Land Use:** Vacant site

Site currently comprises underutilised parcel of land with potential to deliver a significant Description:

residential capacity.

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: 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

Size of Site Retained: 0.3684

Yes

Site Retained for further 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

Site of Local Nature Conservation FAR

Protected Route: Importance:

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

Residential Area Characteristics:

Medium density

**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:

Topography: Flat

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: Potential for Ransom Strips: No 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): 145

Refined Density Assumption:

Housing Yield: 53 418 **Potential Housing Type:** Townhouse

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3822

Source: New Site

HM Ref:

UCS Character Area: ARTERIAL ROUTE

Address: Lands @ Lawnbrook Shankill bounded by

Shankill Road Lawnbrook Avenue Azamor

Street and Brookmount St

Postcode: BT 131

District Electoral Area: COURT

Area Working Group:

Site Area (ha): 0.6748

Current Land Use: Open Space

**Description:** Site currently comprises temporary open

space upon pending social housing

application

Site Capacity: 0





## **Planning History**

Planning granted for residential use: Yes

UCS Residential Planning Reference No.: Z/2015/0196/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**

Size of Site Retained:

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

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0.6748

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

Residential Area Characteristics:

Protected Route:

Medium density

FAR

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

Cycling Distance to City Centre: 5Min 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: Flat

### **Availability**

Planning History: **Current Availability:** Temporary Use

Multiple Ownerships: No Site for Sale: 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): 147

Refined Density Assumption:

Housing Yield: 99 1956 **Potential Housing Type:** Terrace

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3823

Source: New Site

HM Ref:

UCS Character Area: INNER CITY

Address: Lands to the south of Kitchener Drive North

of 2-30 (evens) Frenchpark Street & west

of 59-149 (odds

Postcode: CC 028

District Electoral Area: BOTANIC

Area Working Group:

Site Area (ha): 1.2185

**Current Land Use:** 

**Description:** Land covered by planning application for residential bousing (comprising LICS3824

residential housing (comprising UCS3824 site), currently under consideration.

Site Capacity: 0



Planning granted for residential use: No

UCS Residential Planning Reference No.: LA04/2017/0431/F

Planning granted for employment use: No

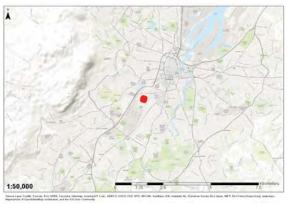
**Employment Planning Reference No.:** 

**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 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: 1.2185

**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:

NONE **Conservation Area:** NONE

ASSSI: NONE **Monument Record:** NONE

Neighbourhood Renewal Area: NONE Listed Building: NONE

**Tidal Flood Plain:** NONE Surface Water: NONE Topography: Flat

Residential Area Characteristics: Medium density

Protected Route: CLOSE

**Distance from Arterial Route:** 200-400m ADJACENT Highway Access to Site: Distance from Bus Stop: WITHIN 100m

400m+ **Distance from Train Halt:** 

Cycling Distance to City Centre: 5Min CYCLE 5Min WALK Walking Distance to City Centre:

**Enhancements to the Proposed** 

Transport Network (BRT, Road Improvements:

**Availability** 

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: 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.)

Current Capacity within system

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): Pending density

Refined Density Assumption:

76 Housing Yield: **Potential Housing Type:** Semi

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

Traveller Site: Nο

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3835

Source: New Site

HM Ref:

**UCS Character Area:** INNER CITY

Address: Vacant land adjacetn 39-41 Distillery St.

CC 028 Postcode: **District Electoral Area:** COURT

Area Working Group:

Site Area (ha): 0.3653 **Current Land Use:** Vacant site

Description: Erection of residential development

comprising 9 dwellings, site access and all associated works.

(Refused)

Site Capacity:





### **Planning History**

Planning granted for residential use:

**UCS Residential Planning Reference No.:** LA04/2016/1538/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:** Yes Mixed Zoning: No **Housing Zoning:** No

#### **Absolute Constraints**

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

alternative use:

No

Historic Park, Garden and Demesne: NONE Urban Landscape Wedge: NONE Area of Existing Open Space: NONE 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: 0.3653

**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:** 200-400m 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: **Current Availability:** Vacant Multiple Ownerships: Nο 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):

Refined Density Assumption:

Housing Yield: 52.9685 **Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** 

**Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:22 AM Ref: 3835 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3839

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Parcel of land comprising NW corner of NI

assembly grounds

Postcode: BT 010/1
District Electoral Area: ORMISTON

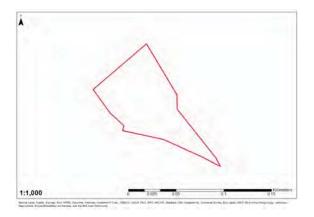
Area Working Group:

Site Area (ha): 0.6383

Current Land Use: Open Space

**Description:** Lands in NW corner of Stomont Office Node.

Site Capacity: 0





## **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:YesMixed 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: 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 **Special Protection Area:** NONE RAMSAR: NONE Site Retained for further assessment: Yes Size of Site Retained: 0.6383

**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

Yes

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

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

## **Availability**

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

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? Emp Is the Site Available? Nο Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 23764.0000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

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#### **Site Information**

UCS Unique Ref 3840

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Site between Government Offices for NI

and AFBI lands.

Postcode: BT 010/1
District Electoral Area: ORMISTON

Area Working Group:

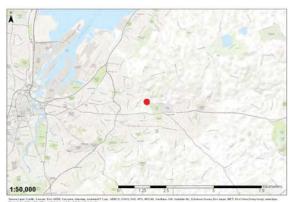
Site Area (ha): 0.3364

Current Land Use: Open Space

Description:

Site Capacity: 0





## **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 Par

alternative use:

Historic Park, Garden and Demesne: SIGNFICIANT

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: 0.3364

**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

Yes

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: FAR 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: NONE Improvements: Slightly sloping

**Availability** 

Topography:

Ownership:

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

Willing Owner: Unknown

Private

**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? Emp Is the Site Available? Nο Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

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**Employment Density Assumption:** 39607 **Employment Yield:** 13070.3000

**Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

Ref: 3840

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#### **Site Information**

UCS Unique Ref 3841

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Surface level car park serving the

government offices at Stormont

Postcode: BT 010/1
District Electoral Area: ORMISTON

Area Working Group:

Site Area (ha): 0.2363

Current Land Use: Surface level car park

Description:

Site Capacity: 0





## **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:YesMixed 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:

Urban Landscape Wedge:

MINOR

Area of Existing Open Space:

MINOR

Potential Open Space:

NONE

Land identified for Health Use:

NONE

River (Fluvial) Floodplain: CONSIDERABLE

Special Protection Area:NONERAMSAR:NONESite Retained for further assessment:YesSize of Site Retained:0.2363

**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

Yes

Residential Area Characteristics: Site of Local Nature Conservation

Protected Route: Importance:

**Distance from Arterial Route:** 200-400m NONE ADJACENT 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: 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

Medium density

CLOSE

Multiple Ownerships: No Site for Sale: No Potential for Ransom Strips: No Public Sector (DSD/BCC/NIHE) Ownership:

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? Emp Yes Is the Site Available? Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield:

**Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 9109.6000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:28 AM Ref: 3841 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3842

Source: New Site

HM Ref:

UCS Character Area: WIDER CITY

Address: Parcel of land bounding civil service tennis

club to north

Postcode: BT 010/1
District Electoral Area: ORMISTON

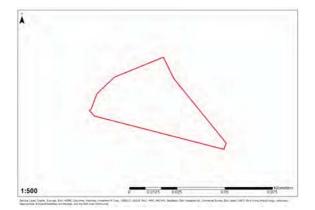
Area Working Group:

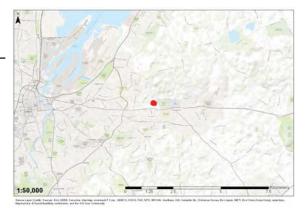
Site Area (ha): 0.1654

Current Land Use: Open Space

Description:

Site Capacity: 0





## **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:YesMixed 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:

NONE

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

Area of Existing Open Space: MINOR

Potential Open Space: NONE

River (Fluvial) Floodplain: CONSIDERABLE

Special Protection Area: NONE RAMSAR: NONE

Site Retained for further assessment:

Land identified for Health Use:

Size of Site Retained: 0.1654

**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

Yes

Residential Area Characteristics: Medium density Site of Local Nature Conservation

Protected Route: CLOSE Importance:

**Distance from Arterial Route:** 200-400m 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:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No

Public Sector (DSD/BCC/NIHE) Ownership:

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? Emp Is the Site Available? Nο Is the Site Achievable? Yes

#### Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 0

**Potential Housing Type:** 

**Employment Density Assumption:** 39607 **Employment Yield:** 6337.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:30 AM Ref: 3842 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3845

Source: New Site HM Ref:

**UCS Character Area:** CITY CENTRE Address: 12 King Street

BT15 1HU Postcode:

**District Electoral Area:** Area Working Group:

Site Area (ha): 0.0230

**Current Land Use:** Surface level car park

Site currently used for surface cap parking. Suitable for housing or employment use. Description:

Site Capacity:



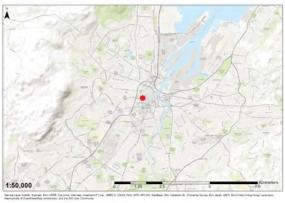
Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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: N/A 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

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

Size of Site Retained: 0.0231817223536

**District Centre: Utilities on Site:** 

Shopping / Commerical Area: No **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 No Protected Route: CLOSE

Importance:

**Distance from Arterial Route:** NONE AQMA:

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: CITY CENTRE Neighbourhood Renewal Area:

CITY CENTRE 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: **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? HousingEmp

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:

**Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 918.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:31 AM Ref: 3845 Page 2 of 2

682

#### **Site Information**

UCS Unique Ref 3846

Source: New Site
HM Ref: 0

UCS Character Area: CITY CENTRE
Address: 8 King Street

Postcode: BT15 1HU

District Electoral Area:
Area Working Group:

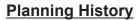
Site Area (ha): 0.0190

Current Land Use: Vacant site

**Description:** Vacant plot, currently fenced off. Suitable for

housing or employment.

Site Capacity:



Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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 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: 0.0197330800099

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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:** 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: CITY CENTRE Neighbourhood Renewal Area:

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

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

Surface Water: Improvements:

Flat

### **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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? HousingEmp 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: 6

**Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 **Employment Yield:** 781.0000 **Potential Employment Type:** В1 **Traveller Site:** No

Phase: Comments:

4/19/2018 10:14:33 AM Ref: 3846 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3847

Source: New Site HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Lands at Berry Street, adj to St Mary's

Postcode: BT1 1JJ

District Electoral Area: Area Working Group:

Site Area (ha): 0.0220

**Current Land Use:** Underutilised site

Site adjacent to church, appears to be an underutilized infill site. Currently appears to be part of the garden linked to the Church. Description:

Site Capacity:



Planning granted for residential use: No UCS Residential Planning Reference No.: NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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: 0.0223627351646

District Centre: No Utilities on Site:

Shopping / Commerical Area: No 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: CLOSE

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: CITY CENTRE

Listed Building: CONSIDERABLE 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:
 Current Availability:
 Vacant

 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? HousingEmp

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: 7

Potential Housing Type: Apartment
Employment Density Assumption: 39607
Employment Yield: 885.0000
Potential Employment Type: B1
Traveller Site: No

Phase:

Comments:

4/19/2018 10:14:35 AM Ref: 3847 Page 2 of 2

#### **Site Information**

**UCS Unique Ref** 3851

Source: New Site HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Lands at Linfield Road

вт Postcode:

District Electoral Area: Area Working Group:

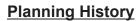
Site Area (ha): 2.5800

**Current Land Use:** Surface level car park

Description:

Surface car park at the entrance to Linfield Industrial Estate. Appears to have development potential should the car parking be retained or replaced elsewhere eon the

Site Capacity:



Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No **Employment Planning Reference No.:** NONE

**Employment 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: N/A Evidence that the site is being developed for No

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 NONE RAMSAR: Site Retained for further assessment: Yes

Size of Site Retained: 0.26496266472

 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: NONE Neighbouring Area Characteristics: Commercial

LLPA: NONE

Site of Local Nature Conservation No Importance: Residential Area Characteristics: Medium density

VERY CLOSE

VERY CLOSE

AQMA: NONE Distance from Arterial Route:

Conservation Area: NONE Highway Access to Site: VERY CLOSE

ASSSI: NONE Distance from Bus Stop: 200-400m

Monument Record: NONE Distance from Train Halt: 200-400m

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

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

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

Surface Water: Improvements:

Topography: Flat

# <u>Availability</u>

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?
 HousingEmp

 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: 83

Potential Housing Type: Apartment
Employment Density Assumption: 39607
Employment Yield: 10494.0000
Potential Employment Type: N/A

Traveller Site:

Phase: Comments:

4/19/2018 10:14:37 AM Ref: 3851 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3853

Source: New Site
HM Ref: 0

UCS Character Area: CITY CENTRE

Address: Site bounded by Wellwood Street,

Glenalpin Street and Norwood Street

Postcode: B1

District Electoral Area:
Area Working Group:

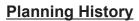
Site Area (ha): 1.1700

Current Land Use: Surface level car park

**Description:**Z/2014/1032/O - Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking,

max 19 spaces (replacement of existing spaces) - application withdrawn.

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.: NONE

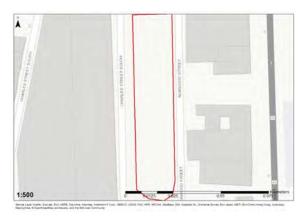
Planning granted for employment use: No

Employment Planning Reference No.: NONE

**Employment 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: NONE
Urban Landscape Wedge: NONE
Area of Existing Open Space: NONE

Potential Open Space:

Land identified for Health Use:

NONE

River (Fluvial) Floodplain:

Special Protection Area:

NONE

RAMSAR:

NONE

Site Retained for further assessment:

Yes

Size of Site Retained: 0.19561431293

No **District Centre: Utilities on Site:** 

Shopping / Commerical Area: **Known Contamination and Ground** 

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

LLPA: NONE

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

**Protected Route:** FAR Importance:

**Distance from Arterial Route:** AQMA: NONE

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

Walking Distance to City Centre: CITY CENTRE

CONSIDERABLE Listed Building:

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

Surface Water: Improvements:

Topography:

# **Availability**

Planning History: **Current Availability:** Temporary Use

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? HousingEmp 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: 61

**Potential Housing Type:** Apartment **Employment Density Assumption:** 39607 7747.0000 **Employment Yield: Potential Employment Type:** В1 Traveller Site: No

Phase: Comments:

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#### **Site Information**

**UCS Unique Ref** 3854

Source: New Site HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Lands adjacent o Sandy Row and Boyne

Postcode: вт

District Electoral Area: Area Working Group:

Site Area (ha): 0.2738

**Current Land Use:** Underutilised site

Vacant and derelict buildings with yard to the rear. Appears to be use for storing bonfire Description:

No

materials. Has development potential.

Site Capacity:



UCS Residential Planning Reference No.: NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment Planning Proposal Description:** 

Planning granted for other land use: No

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

Planning granted for residential use:



# **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 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: 0.273793543305

**District Centre: Utilities on Site:** 

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE

Residential Area Characteristics: Medium density Site of Local Nature Conservation No

Protected Route: CLOSE Importance:

**Distance from Arterial Route:** NONE AQMA:

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: NONE

CITY CENTRE 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: **Current Availability:** Vacant 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): 316

Refined Density Assumption:

Housing Yield: 86

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 

**Employment Yield:** 

**Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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1:500

#### **Site Information**

**UCS Unique Ref** 3855

Source: New Site HM Ref:

**UCS Character Area:** CITY CENTRE

Address: Porters Annex, Apsley Street

BT7 1BL Postcode:

District Electoral Area: Area Working Group:

Site Area (ha): 1.1700

**Current Land Use:** Underutilised site

Description:

Vacant building on site which was recently sold at auction. Planning app - LA04/2017/0468/F - Demolition of existing building and construction of new 4 storey apartment block containing 20 apartments - permission refused, appeal in progress.

Site Capacity:



### **Planning History**

Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No NONE **Employment Planning Reference No.:** 

**Employment 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 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:

**Size of Site Retained:** 0.0740257698229

# **Site Suitability Assessment**

Site Retained for further assessment:

District Centre: No Utilities on Site: None

Shopping / Commerical Area: No 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 Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route:

Yes

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

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: Flat

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 Yes
 Multiple Ownerships:
 No

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

#### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

#### Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): Refined Density Assumption:	316
Housing Yield:	23
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	N/A
Traveller Site:	

Phase: Comments:

4/19/2018 10:14:43 AM Ref: 3855 Page 3 of 3

#### **Site Information**

**UCS Unique Ref** 3856

Source: New Site HM Ref:

CITY CENTRE **UCS Character Area:** Address: 93-95 Ann Street

Postcode: BT1 3HH

District Electoral Area: Area Working Group:

Site Area (ha): 3.4400

**Current Land Use:** Underutilised site

Description: Vacant building. Historic character worthy of

retention.

Permission refused for apartments. LA04/2017/0779/F - Refurbishment of office building and 4 storey rear extension and first and second floor rear extension. Elevation

changes.

Site Capacity:





### **Planning History**

Planning granted for residential use:

UCS Residential Planning Reference No.: NONE Planning granted for employment use: Yes Employment Planning Reference No.: NONE

**Employment 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 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:** 0.0398298020898

## **Site Suitability Assessment**

District Centre: No Utilities on Site:

Shopping / Commerical Area: No Known Contamination and Ground

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 Protected Route: CLOSE

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: MINOR Distance from Train Halt: 400m+

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:

A -- 11 - 1- 1114

Topography:

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: No
Potential for Ransom Strips: No

#### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### **Conclusions**

 Is the Site Suitable?
 Emp

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

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# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 316

Refined Density Assumption:

Housing Yield:

Potential Housing Type:

Employment Density Assumption:39607Employment Yield:1577.0000Potential Employment Type:B1

Traveller Site:

Phase:

Comments:

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#### **Site Information**

UCS Unique Ref 3857

Source: New Site
HM Ref: 0

UCS Character Area: INNER CITY

Address: Site located between Clandeboye Gardens

and Thiste Street

Postcode: B

District Electoral Area: Area Working Group:

Site Area (ha): 0.1411

Current Land Use: Vacant site

**Description:** Site appears to be in an interface area and is split by a Peace wall. The site could

split by a Peace wall. The site could accommodate housing, this may not be achievable at the current time, however may be developable within the plan period. Site would not accommodate the envisaged Inner City Character density. This has been

estimated at 10 units.

Site Capacity:





## **Planning History**

 Planning granted for residential use:
 No

 UCS Residential Planning Reference No.:
 NONE

 Planning granted for employment use:
 No

 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: N/A

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne: NONE 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: 0.141089541596

# Site Suitability Assessment

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 Part

**Protected Route:** FAR Importance:

Distance from Arterial Route: 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: NONE

Walking Distance to City Centre: 5Min WALK

Listed Building: NONE

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

Surface Water: Improvements:

Flat

**Availability** 

Topography:

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

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): Bespoke

Refined Density Assumption:

Housing Yield: 10

Potential Housing Type: Terrace
Employment Density Assumption: N/A
Employment Yield: 0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:

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#### **Site Information**

**UCS Unique Ref** 3862

Source: New Site HM Ref:

**UCS Character Area:** INNER CITY

Address: Lands at Milner Street

Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Vacant site

Large vacant brownfield site. Appears to be previously used for some form of industrial use. No planning permission on the portal within since 2010. Description:

Site Capacity:





## **Planning History**

Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No **Employment Planning Reference No.:** NONE

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

Size of Site Retained: 0.357107646018333

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE Residential Area Characteristics:

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

Medium density

**Distance from Arterial Route: SERIOUS** 

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:** Transport Network (BRT, Road

Surface Water: Improvements:

Topography: Flat

## **Availability**

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

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

Unknown

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 145

Refined Density Assumption:

Housing Yield: 51

**Potential Housing Type:** Apartment **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 3864

Source: New Site
HM Ref: 0

UCS Character Area: ARTERIAL ROUTE

Address:

Postcode: BT

District Electoral Area: Area Working Group:

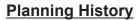
Site Area (ha): 2.5800

Current Land Use: Underutilised site

**Description:** Vacant / derelict former factory. Suitable site

for redevelopment.

Site Capacity:



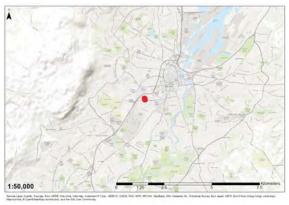
Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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

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: 0.265379051855

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 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:** 5Min CYCLE Neighbourhood Renewal Area: NONE

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

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

Transport Network (BRT, Road Surface Water: Improvements:

Flat

## **Availability**

Topography:

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 147

Refined Density Assumption:

Housing Yield: 39

**Potential Housing Type:** Apartment **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** 3866

Source: New Site HM Ref:

**UCS Character Area:** WIDER CITY Address: 19 Windsor Avenue

вт Postcode:

District Electoral Area: Area Working Group:

Site Area (ha): 49.2800

**Current Land Use:** 

LA04/2015/0666/F - Alteration to provide 6 No. apartments including demolition of rear return and erection of two storey rear Description:

extension - GRANTED NOV 2017

Site Capacity:



1:500

Planning granted for residential use:

**UCS Residential Planning Reference No.:** NONE

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:** NONE

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: N/A

Evidence that 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:

Size of Site Retained: 0.0790731361719

**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:** NONE AQMA:

VERY CLOSE **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:

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

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

Surface Water: Improvements:

Topography:

**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: 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): 55

Refined Density Assumption:

Housing Yield: 6

**Potential Housing Type:** Apartment **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 3867

Source: New Site
HM Ref: 0

UCS Character Area: ARTERIAL ROUTE

Address: 1-7 Lennoxvale and the site of 52 Malone

Road Malone Lower Belfast

Postcode: BT9 5BY

District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Underutilised site

**Description:** Z/2012/1210/F - Application Withdrawn

Proposal

The conversion and extension of 1 Lennoxvale to provide 5 apartments, conversion of 3 Lennoxvale to a 5-bed house, development of a new apartment block (between 3 and 5 Lennoxvale) to provide 6 apartments, conversion of 5 Lennoxvale to provide 4 apartments, demolition of 5a Lennoxvale and development of a new apartment block to provide 3 apartments, conversion of 7 Lennoxvale to provide 8 apartments and development of a new block (on the former site of 52 Malone Road) to provide 3 apartments. A total of 29 apartments and 1 house (of which 19 apartments and the house are HMOs) to provide 102 beds of managed purpose built student accommodation with a temporary plant unit, sub-station, car parking, landscaping, boundary fencing, cycle shelters, lighting, CCTV and associated operational

Building to the front adjacent to Malone Road are vacant. These would be suitable for conversion. Buildings to the rear are still occupied for the QUB Health Centre etc. The yield is based on the conversion of the two

vacant buildings.

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: NONE

Planning granted for employment use:

Employment Planning Reference No.: NONE

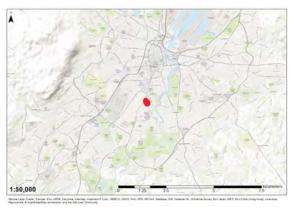
**Employment Planning Proposal Description:** 

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 No

alternative use:

Historic Park, Garden and Demesne: NONE NONE Urban Landscape Wedge: 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: 1.09070314845

# 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: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

Site of Local Nature Conservation No Importance: Residential Area Characteristics: Low density 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: Cycling Distance to City Centre:

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

5Min CYCLE

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

Surface Water: Improvements:

Flat

Topography: F

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

 Ownership:
 Private
 Potential for Ransom Strips:
 No

Willing Owner: Yes

## **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

Is the Site Suitable? Housing

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Ts the Site Available?

Is the Site Achievable?

Yes

# Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): Bespoke based on the conversion of the currently vacant buildings.

Refined Density Assumption:

Housing Yield: 10

 Potential Housing Type:
 Apartment

 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 3868

Source: New Site
HM Ref: 0

UCS Character Area: ARTERIAL ROUTE

Address: Site on the lower Ormeau Road

Postcode: BT

District Electoral Area: Area Working Group:

Site Area (ha): 0.0432

Current Land Use: Underutilised site

**Description:** Currently used for surface car wash. Recently

on the market for sale.

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: NONE

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:
 No

 Mixed Zoning:
 No

 Housing Zoning:
 No

#### **Absolute Constraints**

Sites below 0.1ha or 5 residential units: N/A
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 NONE **Special Protection Area:** RAMSAR: NONE Site Retained for further assessment: Yes

**Size of Site Retained:** 0.0432181569025

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No Protected Route: VERY FAR Importance:

**Distance from Arterial Route:** SIGNFICIANT 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:** 5Min CYCLE Neighbourhood Renewal Area: NONE

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

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

Surface Water: Improvements:

Flat

**Availability** 

Topography:

Planning History: **Current Availability:** 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? Yes Is the Site Achievable? Yes

Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 147

Refined Density Assumption:

Housing Yield: 6

**Potential Housing Type:** Apartment **Employment Density Assumption:** N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:14:57 AM Ref: 3868 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3870

Source: New Site
HM Ref: 0

UCS Character Area: ARTERIAL ROUTE

Address: Site at Lower Ormeau Road and Cooke

Street

Postcode: B

District Electoral Area: Area Working Group: Site Area (ha):

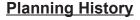
Current Land Use: Surface level car park

**Description:**Site currently used for surface car parking and part uses for the Irish speaking play school.
The play school appears to be in temporary

The play school appears to be in temporary accommodation therefore the site is considered to have development potential in

the medium / long term.

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.: NONE

Planning granted for employment use: No

Employment Planning Reference No.: NONE

**Employment Planning Proposal Description:** 

Planning granted for other land use: Part

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 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:** 0.214651691849

# **Site Suitability Assessment**

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commercial Area:
 No
 Known Contamination and Ground
 No

nopping / Commerical Area: No Known Contamination and Ground No 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: Medium density

Protected Route: VERY FAR

AQMA: SIGNFICIANT Distance from Arterial Route:

 Conservation Area:
 NONE
 Highway Access to Site:
 VERY CLOSE

 ASSSI:
 NONE
 Distance from Bus Stop:
 WITHIN 100m

Monument Record:NONEDistance 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: Enhancements to the Proposed Transport Network (BRT, Road

Surface Water: 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): 147

Refined Density Assumption:

Housing Yield: 31

 Potential Housing Type:
 Apartment

 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 3871

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Lands off Glen Road

Postcode: B7

District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Vacant site

**Description:** Appears to be the site of a former school which has since been demolished. Suitable

for housing.

Site Capacity:



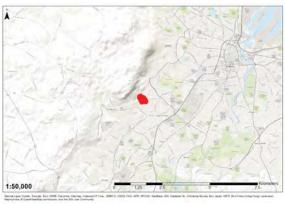
Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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 **SERIOUS** 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:** 1.91407362640707

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

NONE Residential Area Characteristics: Site of Local Nature Conservation No

Protected Route: FAR Importance:

**Distance from Arterial Route:** NONE

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

Medium density

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

**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:** 

Transport Network (BRT, Road

Surface Water: Improvements:

Topography: Slightly sloping

### **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο 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): 55

Refined Density Assumption:

Housing Yield: 105 **Potential Housing Type:** Apartment

**Employment Density Assumption:** N/A **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:01 AM Ref: 3871 Page 2 of 2

#### **Site Information**

UCS Unique Ref 3872

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: GLAN ROAD HEIGHTS

Postcode: B1

District Electoral Area:
Area Working Group:

Site Area (ha): 1.7700

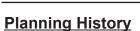
Current Land Use: Vacant site

**Description:** Brownfield site, appears to have

Brownfield site, appears to have accommodated housing at one time. Football pitches located to both sides. Could accommodate future housing subject to availability. An area of approx 1.25 ha has been retained for the purposes of calculauing yield. This accounts for the characyterinstisn

of the site including access etc.

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.: NONE

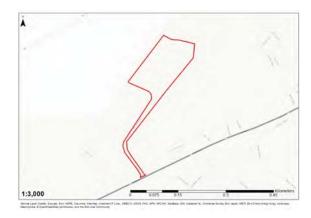
Planning granted for employment use: No

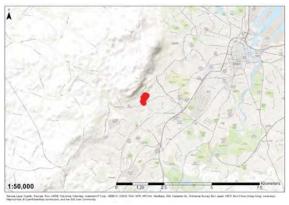
Employment Planning Reference No.: NONE

**Employment 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: **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: 1.25

# **Site Suitability Assessment**

District Centre: No Utilities on Site:

Shopping / Commerical Area: No 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 No Residential Area Characteristics: Medium density

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route:

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

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

Listed Building: NONE Walking Distance to City Centre: 10Mil

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

Surface Water: Improvements:

Topography:

#### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

Ownership: Private Potential for Ransom Strips: Yes

Willing Owner: Unknown

#### **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

#### Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare): 55

Refined Density Assumption:

Housing Yield: 68

 Potential Housing Type:
 Apartment

 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 3873

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY - OUTSIDE

Address: Lands in the Ballgomartin area.

Postcode: BT

District Electoral Area: Area Working Group:

Site Area (ha): 55.8800
Current Land Use: Vacant site

**Description:** Small area of land situated within the

Settlement limits but outside the 2-17 urban footprint. Site is currnelty land loced and would likely need to be integrated in to UCS ref 1938 which has planning permission for 74

units

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.: NONE

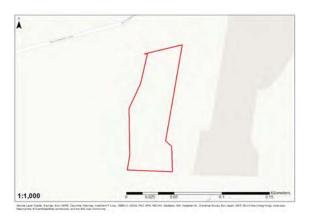
Planning granted for employment use: No

Employment Planning Reference No.: NONE

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

**Size of Site Retained:** 0.488154403735826

# **Site Suitability Assessment**

 District Centre:
 No
 Utilities on Site:
 None

 Shopping / Commerical Area:
 No
 Known Contamination and Ground
 No

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 Residential Area Characteristics: Low density

Importance: Protected Route: CLOSE

AQMA: NONE Distance from Arterial Route:

 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: NONE Cycling Distance to City Centre: 10Mins+ 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: Flat

### **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Unknown

 Ownership:
 Private
 Potential for Ransom Strips:
 Yes

Willing Owner: Unknown

## **Achievability**

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

#### Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

## Yield, Phasing & Type

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Refined Density Assumption:

Housing Yield: 26

Potential Housing Type: Semi
Employment Density Assumption: N/A
Employment Yield: 0.0000

Potential Employment Type: N/A

55

Housing Density Assumption (Dwellings per hectare):

Traveller Site:

Phase:

Comments:

4/19/2018 10:15:05 AM Ref: 3873 Page 3 of 3

## **Site Information**

**UCS Unique Ref** 3874

Source: New Site HM Ref:

**UCS Character Area:** WIDER CITY

Address: Lands at the junction of Ballygomartin

Road and Springmartin Road.

Postcode:

District Electoral Area: Area Working Group:

Site Area (ha): 4.4500 **Current Land Use:** Vacant site

Heavily vegetated sites, p[art owned by NIHE. Is not subject to any BMAP landscape Description:

designations.

Site Capacity:



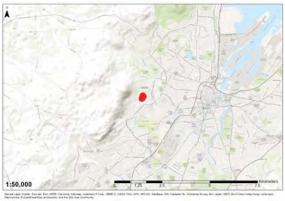
Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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**

Site Retained for further assessment:

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 NONE **Special Protection Area:** RAMSAR: NONE

Size of Site Retained: 1.20564948938268

Yes

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No Protected Route: CLOSE

Importance:

**Distance from Arterial Route:** NONE

ADJACENT **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: 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 Improvements:

Surface Water: Slightly sloping

# **Availability**

Topography:

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

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

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): 55

Refined Density Assumption:

Housing Yield: 66 **Potential Housing Type:** Semi **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** 3954

Source: New Site HM Ref:

**UCS Character Area:** WIDER CITY

Address: 41 Old Milltown Road

Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Open Space

Site owned buy NIHE and considered surplus open space. Not zoned as existing open Description:

space in draft BMAP. suitable for

Site Capacity:





## **Planning History**

Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No **Employment Planning Reference No.:** NONE

**Employment 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**

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:

Size of Site Retained: 0.164782561997

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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:** 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:

Flat

# **Availability**

Topography:

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

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): 55

Refined Density Assumption:

Housing Yield: 9

**Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

UCS Unique Ref 3955

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Almond Drive (site 1) Twinbrook

Postcode: bi

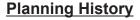
District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Open Space

Description: Land owned by NIHE and considered surplus.

Not zoned as existing open space in BMAP.

Site Capacity:



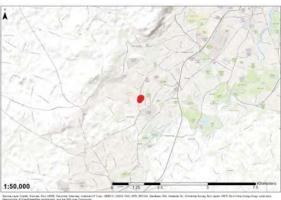
Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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 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: 0.67187104351

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: FAR Importance:

**Distance from Arterial Route:** NONE

ADJACENT **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:

Flat

**Availability** 

Topography:

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

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): 55

Refined Density Assumption:

Housing Yield: 36 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:10 AM Ref: 3955 Page 2 of 2

## **Site Information**

UCS Unique Ref 3956

Source: New Site
HM Ref: 0

UCS Character Area: INNER CITY

Address: Shankill Parade

Postcode: BT

District Electoral Area: Area Working Group:

Site Area (ha): 0.2500

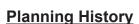
Current Land Use: Open Space

**Description:** Area owned by NIHE and deemed to be

surplus open space. Most of the open space zoning has already been developed. On this basis it is considered that the remainder is

suitable for development.

Site Capacity:



Planning granted for residential use: No

UCS Residential Planning Reference No.: NONE

Planning granted for employment use: No

Employment Planning Reference No.: NONE

**Employment 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: NONE
Urban Landscape Wedge: NONE

Area of Existing Open Space: SIGNFICIANT

Potential Open Space: NONE

Land identified for 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:** None Shopping / Commerical Area: Known Contamination and Ground No

Stability Issues: Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

LLPA: NONE

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

**Residential Area Characteristics:** 

Medium density

**Distance from Arterial Route:** AQMA: NONE

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: 5Min CYCLE Neighbourhood Renewal Area: NONE

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

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

Surface Water: Improvements:

Topography: Flat

# **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: 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): 145

**Refined Density Assumption:** 

Housing Yield: 36

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

Traveller Site:

Phase: Comments:

4/19/2018 10:15:12 AM Ref: 3956 Page 2 of 2

## **Site Information**

UCS Unique Ref 3958

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY - OUTSIDE

Address: Lagmore Road, Dunmurray

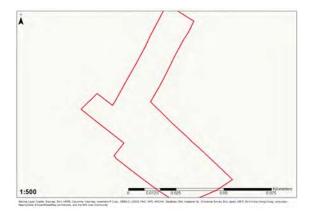
Postcode: BT

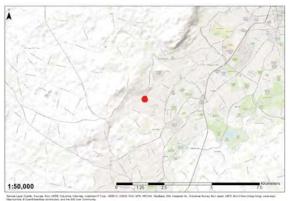
District Electoral Area: Area Working Group: Site Area (ha): Current Land Use:

**Description:** Outside 2017 urban footprint but within

settlement limits. Owned by NIHE. Sits within a large plot of land within the settlement limits wihci should be reviewed as part of the LDP.

Site Capacity:





# **Planning History**

Planning granted for residential use:

UCS Residential Planning Reference No.: NONE

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: N/A

Evidence that 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:

**Size of Site Retained:** 0.292892229542

District Centre: Utilities on Site: None
Shopping / Commerical Area: 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: Residential Area Characteristics: Low density Protected Route: VERY FAR

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

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

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

Surface Water: Transport Network (BRT, Road Improvements:

Topography: Slightly sloping

# **Availability**

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 Yes

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

Ownership. Fubile Sector (DSD/DCC/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): 55

Refined Density Assumption:

Housing Yield:16Potential Housing Type:SemiEmployment Density Assumption:0Employment Yield:0.0000Potential Employment Type:N/A

Traveller Site:

Phase:

Comments:

4/19/2018 10:15:14 AM Ref: 3958 Page 2 of 2

## **Site Information**

UCS Unique Ref 3959

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Forthriver Road/Crescent

Postcode: B7

District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Open Space

**Description:** Owned by NIHE. Considered surplus open space. Not zoned as exisintg open space in

RMAP

Site Capacity:



Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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: MINOR 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

**Size of Site Retained:** 0.249879186487866

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

Area of Townscape Character:

Lagan Valley Regional Park: NONE

MINOR

Site of Local Nature Conservation No

Importance:

NONE AQMA: **Conservation Area:** 

NONE ASSSI: NONE **Monument Record:** NONE

Neighbourhood Renewal Area: NONE Listed Building: NONE

**Tidal Flood Plain:** 

Surface Water:

Topography: Flat

Stability Issues:

Neighbouring Area Characteristics: Residential

Residential Area Characteristics: Low density

Protected Route: FAR

**Distance from Arterial Route:** 

VERY CLOSE **Highway Access to Site:** Distance from Bus Stop: WITHIN 100m

**Distance from Train Halt:** 400m+

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

10Mins+ WALK

Walking Distance to City Centre: **Enhancements to the Proposed** 

Transport Network (BRT, Road

Improvements:

# **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No Potential for Ransom Strips: No 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): 55

Refined Density Assumption:

Housing Yield: 13 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

UCS Unique Ref 3960

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Forthriver Road

Postcode: BT

District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Open Space

**Description:** Small NIHE owned site. Consider surplus

open space. Not zoned as existing open

space.

Site Capacity:



Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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: MINOR 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

**Size of Site Retained:** 0.136983255560849

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

MINOR

NONE

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

Importance:

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

**Distance from Arterial Route:** 

**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:

Flat

**Availability** 

Topography:

AQMA:

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

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): 55

Refined Density Assumption:

Housing Yield: 7

**Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:18 AM Ref: 3960 Page 2 of 2

## **Site Information**

UCS Unique Ref 3962

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Highpark Crescent, Ballygomartin

Postcode: B

District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Open Space

**Description:** Owned by NIHE and considered to be excess

open space. Not zoned as existing open

space in draft Bmap.

Site Capacity:



Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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 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:** 0.589342204841

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 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:** 10Min CYCLE Neighbourhood Renewal Area: NONE

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

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

Surface Water: Improvements:

Topography: Flat

# **Availability**

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

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): 55

Refined Density Assumption:

Housing Yield: 32 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Comments:

Phase:

4/19/2018 10:15:19 AM Ref: 3962 Page 2 of 2

## **Site Information**

UCS Unique Ref 3963

Source: New Site
HM Ref: 0

UCS Character Area: ARTERIAL ROUTE

Address: Dunboyne/Brittons, Ballygomartin

Postcode: B7

District Electoral Area: Area Working Group: Site Area (ha): Current Land Use:

**Description:** Approx 0.075 ha developable due to the

shape of the site.

Site Capacity:



Planning granted for residential use:

UCS Residential Planning Reference No.: NONE

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

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: 0.075

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** NONE

ADJACENT **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:** 

Transport Network (BRT, Road

Surface Water: Improvements:

Flat

Topography:

# **Availability**

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

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): Bespoke

Refined Density Assumption:

Housing Yield: 5

**Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:21 AM Ref: 3963 Page 2 of 2

## **Site Information**

**UCS Unique Ref** 3965

Source: New Site HM Ref:

WIDER CITY **UCS Character Area:** Levin Drive Site 1 Address:

Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Open Space

Owned by NIHE and considered excess open space. Sitting outside the 2017 urban Description:

Site Capacity:



Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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 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: 0.588480507841

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

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

**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:** Transport Network (BRT, Road

Surface Water: Improvements:

Flat

# **Availability**

Topography:

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

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): 55

Refined Density Assumption:

Housing Yield: 32 **Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:24 AM Ref: 3965 Page 2 of 2

## **Site Information**

UCS Unique Ref 3966

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Levin Drive Site 2

Postcode: BT

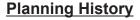
District Electoral Area: Area Working Group: Site Area (ha):

Current Land Use: Open Space

**Description:** Owned by NIHE and considered surplus open space. Not zoned as existing open space in

draft BMAP.

Site Capacity:



Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

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

**Size of Site Retained:** 0.167799869778514

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

# **Availability**

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

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): 55

Refined Density Assumption:

Housing Yield: 9

**Potential Housing Type:** Terrace **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3967

Source: New Site HM Ref:

WIDER CITY **UCS Character Area:** Kings Road Site 3 Address:

вт Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Open Space

Owned buy NIHE, considered to be surplus open space. Not zoned as existing open Description:

space in draft BMAP.

Site Capacity:



Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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 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: 0.254931632027043

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

**Distance from Arterial Route:** NONE

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: 10Mins+ 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:

Flat

# **Availability**

Topography:

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

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): 55

Refined Density Assumption:

Housing Yield: 14

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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# **Site Information**

**UCS Unique Ref** 3968

Source: New Site HM Ref:

WIDER CITY **UCS Character Area:** 

Address: Altan Drive, Poleglass

Postcode: вт

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Open Space

Description:

Owned by NIHE. considered to be surplus open space. The shape of the site does not make it easily developable. The only likely development potential is additional pairs of semi's / groups of three off the existing hammer heads. Estimate that 8 units may be

accommodated.

Site Capacity:



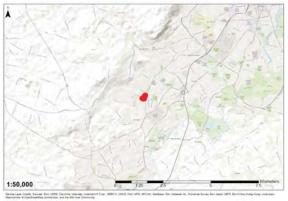
Planning granted for residential use: No UCS Residential Planning Reference No.: NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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 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:** 0.632138594591

**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: NONE Neighbouring Area Characteristics: Residential

LLPA: NONE

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

Importance: Protected Route: VERY FAR

AQMA: NONE Distance from Arterial Route:

 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: MINOR Cycling Distance to City Centre: 10Mins+ 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: Flat

**Availability** 

 Planning History:
 Current Availability:
 Vacant

 Site for Sale:
 No
 Multiple Ownerships:
 No

Ownership: Public Sector (DSD/BCC/NIHE) Potential for Ransom Strips: No

Willing Owner: Yes

**Achievability** 

Market Attractiveness: Market likely to deliver

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

Infrastructure Constraints - Transport Network: Network can accommodate new development

Conclusions

 Is the Site Suitable?
 Housing

 Is the Site Available?
 Yes

 Is the Site Achievable?
 Yes

Yield, Phasing & Type

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Housing Density Assumption (Dwellings per hectare):	Bespoke - estimated base don shape of site
Refined Density Assumption:	
Housing Yield:	8
Potential Housing Type:	Terrace
Employment Density Assumption:	0
Employment Yield:	0.0000

N/A

Traveller Site:

Potential Employment Type:

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3969

Source: New Site HM Ref:

**UCS Character Area:** STRATEGIC CENTRE

Address: Glasvey Rise Site 1 Twinbrook

Postcode:

District Electoral Area: Area Working Group: Site Area (ha): **Current Land Use:** 

Description: Owned by NIHE. Considered to be surplus

open space and not zoned as existing open space in draft BMAP. Approx 0.16 ha suitable

for development.

Site Capacity:





# **Planning History**

Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No **Employment Planning Reference No.:** NONE

**Employment 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:

Size of Site Retained: 0.305360591748

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

**Distance from Arterial Route:** 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:

Topography: Flat

# **Availability**

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

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): 118

Refined Density Assumption:

Housing Yield: 18

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

4/19/2018 10:15:31 AM Ref: 3969 Page 2 of 2

## **Site Information**

UCS Unique Ref 3970

Source: New Site
HM Ref: 0

UCS Character Area: WIDER CITY

Address: Lagmore Avenue, Poleglass

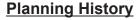
Postcode: B

District Electoral Area: Area Working Group: Site Area (ha): Current Land Use:

**Description:**Lands outside 2017 urban footprint. Owned by NIHE and consider surplus open space. May

be suitable for development.

Site Capacity:

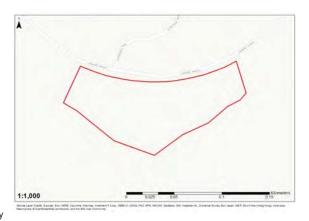


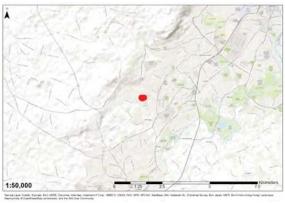
Planning granted for residential use: No
UCS Residential Planning Reference No.: NONE
Planning granted for employment use: No
Employment Planning Reference No.: NONE

**Employment 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: 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

**Size of Site Retained:** 0.989938757627737

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

Area of Townscape Character:

Neighbouring Area Characteristics: Residential Lagan Valley Regional Park: NONE

MINOR

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

**Distance from Arterial Route:** 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:

Flat

# **Availability**

Topography:

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

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): 55

Refined Density Assumption:

Housing Yield: 54 **Potential Housing Type:** Semi **Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3972

Source: New Site HM Ref:

**UCS Character Area:** WIDER CITY

Address: Gardenmore Road Site 1, Twinbrook

Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Vacant site

NIHE owned. Consider surplus land. Not zoned as existing open space. Has development potential. Description:

Site Capacity:



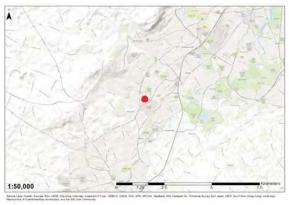
Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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: 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

Size of Site Retained: 0.600531841718877

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 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:

Topography: Flat

# **Availability**

Planning History: **Current Availability:** Vacant Multiple Ownerships: Nο Site for Sale: No 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): 55

Refined Density Assumption:

Housing Yield: 33

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Comments:

Phase:

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## **Site Information**

**UCS Unique Ref** 3973

Source: New Site HM Ref:

**UCS Character Area:** ARTERIAL ROUTE Address: Springfield Road

N/A Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Open Space

Owned by NIHE, considered to be surplus open space. Not zoned as existing open Description:

space in draft BMAP.

Site Capacity:

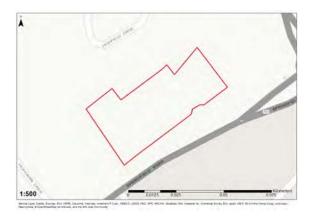


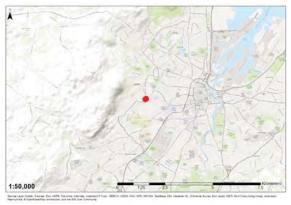
Planning granted for residential use: No **UCS Residential Planning Reference No.:** NONE Planning granted for employment use: No Employment Planning Reference No.: NONE

**Employment 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 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: 0.193365812121

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

**Distance from Arterial Route:** NONE AQMA:

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: **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:

Topography: Flat

# **Availability**

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

Refined Density Assumption:

Housing Yield: 28

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

Phase:

Comments:

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## **Site Information**

**UCS Unique Ref** 3974

Source: New Site HM Ref:

**UCS Character Area:** INNER CITY

Address: Hopewell Remainder

Postcode:

District Electoral Area: Area Working Group: Site Area (ha):

**Current Land Use:** Vacant site

Description: Underused green space. Construction

Site Capacity:



1:500

## **Planning History**

Planning granted for residential use: **UCS Residential Planning Reference No.:** Planning granted for employment use: No **Employment Planning Reference No.:** NONE

**Employment 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 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:

Size of Site Retained: 0.300833336948

**District Centre: Utilities on Site:** None Shopping / Commerical Area: No **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 No

Protected Route: VERY CLOSE Importance:

**Distance from Arterial Route:** 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: 5Min WALK

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

Surface Water: Improvements:

Flat

**Availability** 

Topography:

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

Potential for Ransom Strips: No 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): 145

Refined Density Assumption:

Housing Yield: 43

**Potential Housing Type:** Apartment

**Employment Density Assumption:** 0 **Employment Yield:** 0.0000 **Potential Employment Type:** N/A

**Traveller Site:** 

4/19/2018 10:15:38 AM

Comments:

Phase:

Ref: 3974

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