

# Approved Employment Sites

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3320  
**Source:** Planning granted for employment use  
**HM Ref:**  
**UCS Character Area:** CITY CENTRE  
**Address:** 91-97 Victoria Street  
  
**Postcode:** CC 029  
**District Electoral Area:** BOTANIC  
**Area Working Group:**  
**Site Area (ha):** 0.0466  
**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:** 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:** No  
**Housing Zoning:** No

## Absolute Constraints

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

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0466

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	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:

Employment Density Assumption: Approved gross floorspace

Employment Yield: 2349.0000

Potential Employment Type: B1

Traveller Site: No

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3321</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Site adjacent to 14 Little Patrick St.
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0197
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	LA04/2015/0141/O - Proposed 9 storey office building including ground floor car parking
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0197

## Site Suitability Assessment

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

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## Availability

Planning History:	5. Site has outline planning permission for employment	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

Is the Site Suitable?	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:	1621.5000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3325</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	27-33 Adelaide Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1108
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2015/0322/F - Extensive refurbishment of existing six storey office building to include new rear extension and toilet facilities, for continued office use
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1108

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	
Ownership:	Private	Potential for Ransom Strips:	
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

Is the Site Suitable?	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:	353.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3334</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	4 and 6 Callender Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0719
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0719

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

Is the Site Suitable?	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:	270.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3336</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Franklin House, Brunswick Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0681
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2015/0875/F - Additional floor at roof level to include balconies on 3 sides and central rooflight
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0681

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

Is the Site Suitable?	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:	518.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3339</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Unit B, Lanyon Quay
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0311
<b>Current Land Use:</b>	
<b>Description:</b>	LA04/2015/0950/F - Change of Use of Land or Buildings
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: CITY CENTRE  
Walking Distance to City Centre: CITY CENTRE  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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## Availability

Planning History:  
Site for Sale:  
Ownership: Public Sector (DSD/BCC/NIHE)  
Willing Owner:  
Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

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

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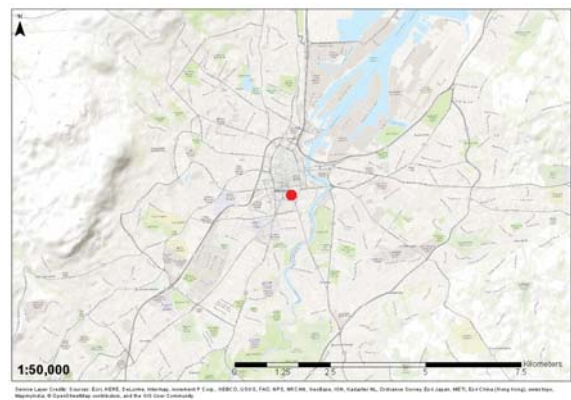
## Yield, Phasing & Type

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: 345.0000  
Potential Employment Type: B1  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3340</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Alfred House, 19-21 Alfred Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0587
<b>Current Land Use:</b>	
<b>Description:</b>	LA04/2015/1159/F - Proposed extension to existing building to provide additional office accommodation at roof level (amended plans)
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0587

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

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

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## Yield, Phasing & Type

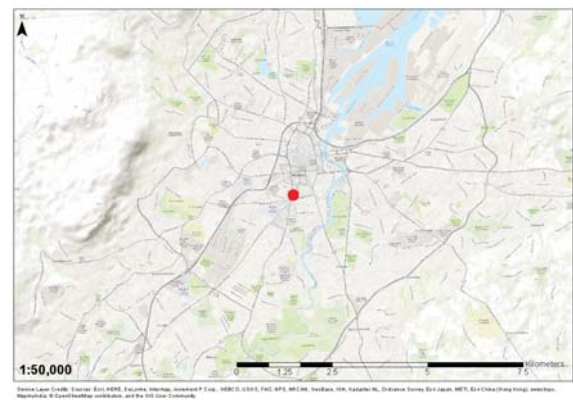
Housing Density Assumption (Dwellings per hectare):	0
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Approved gross floorspace
Employment Yield:	523.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3341</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Ulster Bank, Great Victoria St
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0746
<b>Current Land Use:</b>	
<b>Description:</b>	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
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0746

## **Site Suitability Assessment**

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

## **Availability**

Planning History:	2. Site has full planning permission for employment	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?	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: 787.6000

Potential Employment Type: B1

Traveller Site: No

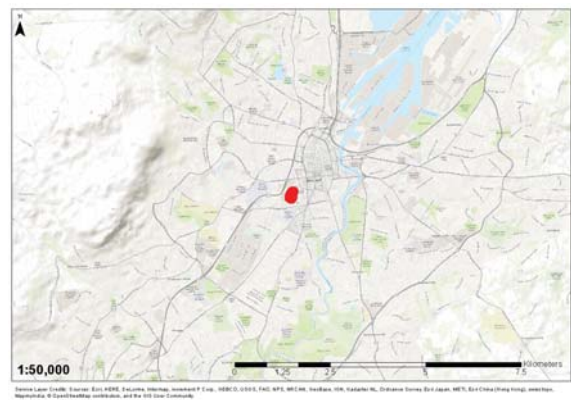
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3343</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Weavers Court Business Park, Linfield Rd
<b>Postcode:</b>	CC 028
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.5537
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2015/1445/O - Development of a four storey office building and external landscaping to include carparking
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.5537

## Site Suitability Assessment

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

## Availability

Planning History:	5. Site has outline planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

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

## Conclusions

Is the Site Suitable?	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:	

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3346

**Source:** Planning granted for employment use

**HM Ref:**

**UCS Character Area:** CITY CENTRE

**Address:** 26 Linenhall Street

**Postcode:** BT2

**District Electoral Area:** BOTANIC

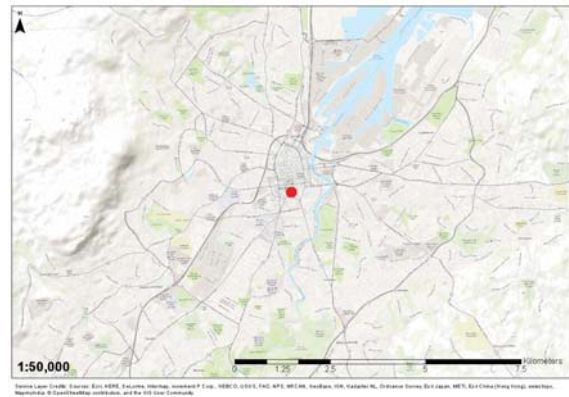
**Area Working Group:**

**Site Area (ha):** 0.0329

**Current Land Use:** Underutilised site

**Description:** LA04/2016/0039/F - 3 storey office extension and relocation of Clarence Street entrance 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:** No

**Housing Zoning:** No

---

## Absolute Constraints

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

**Evidence that the site is being developed for alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:** 0.0329

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
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?	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:	626.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

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# Belfast Urban Capacity Study

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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:**

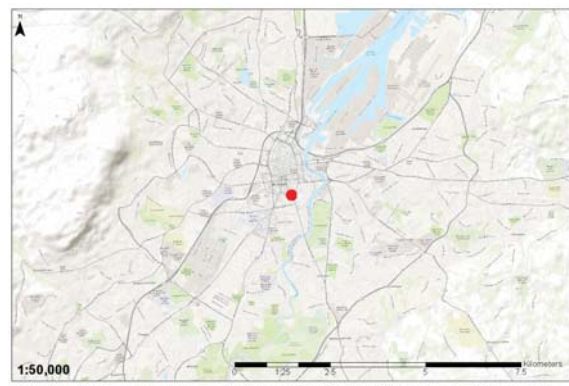
**Site Area (ha):** 0.0751

**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:** 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:**

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

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



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0751

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3349</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands situated at Divis Street
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.8248
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.8248

## Site Suitability Assessment

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

---

## Availability

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

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## Conclusions

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

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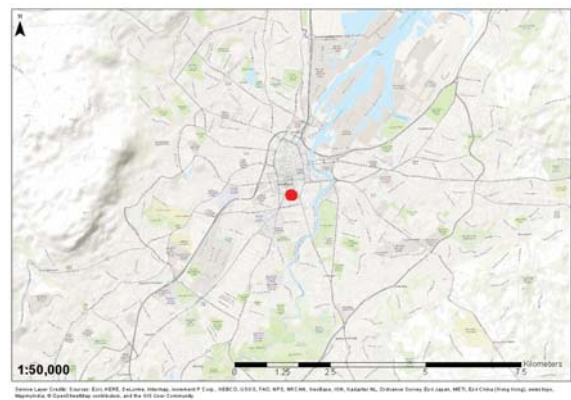
## Yield, Phasing & Type

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:	562.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3352</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	The Ormeau Baths, Ormeau Avenue
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1937
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2016/0375/F - Change of Use of Land or Buildings
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1937

## Site Suitability Assessment

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

---

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	
Ownership:	Private	Potential for Ransom Strips:	
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

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

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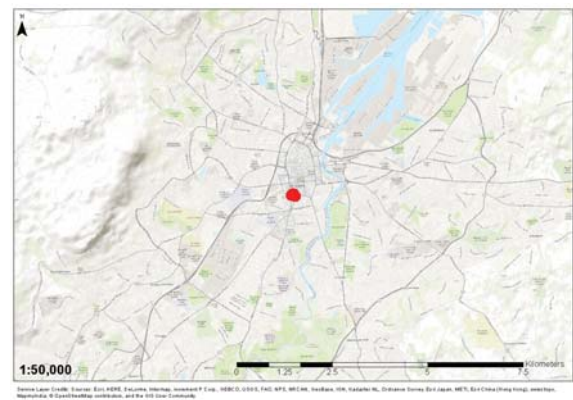
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	0
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Completed.
Employment Yield:	7671.8760
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3363</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	5, 6, 7 Little Victoria Street - 23-29 Bruce St
<b>Postcode:</b>	BT 2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4307
<b>Current Land Use:</b>	
<b>Description:</b>	Z/2008/2205/F - Proposed office and retail development over 12 floors. Associated siteworks and roadworks. (Amended scheme reduced by two storeys). No actual density found therefore assumption applied.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4307

## Site Suitability Assessment

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

---

## Availability

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

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## 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
Employment Yield:	17031.0000
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



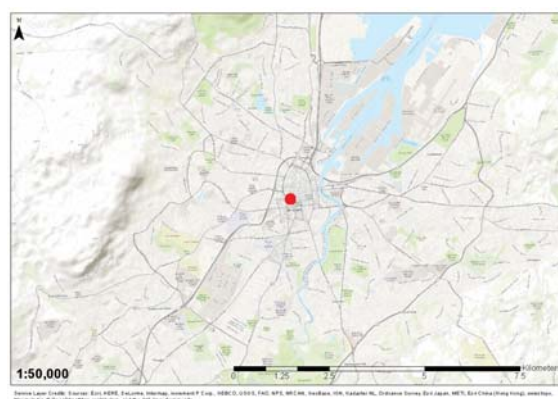
# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3367</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lyndon Court, 30 Queen St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0779
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Z/2010/0385/F - Mixed use development 7 storeys high comprising ground floor retail units with office accommodation above. (Amended Proposal)
<b>Site Capacity:</b>	0

## Planning History

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



## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0779

## Site Suitability Assessment

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

---

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Expected to cease
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

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

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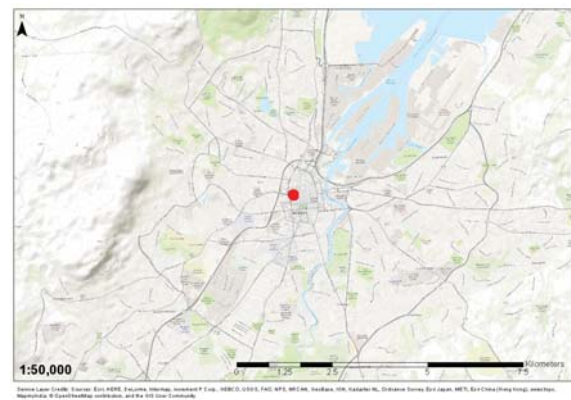
## Yield, Phasing & Type

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:	4635.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3368</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	83-87 Castle Street, Belfast,
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0447
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----

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

## **Site Suitability Assessment**

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

## **Availability**

Planning History:	2. Site has full planning permission for employment	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?	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:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: 39607

Employment Yield: 1584.3000

Potential Employment Type: B1

Traveller Site: No

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3378</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Chancery House, 88 Victoria At
<b>Postcode:</b>	BT13GN
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0493
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Z/2011/0380/F - Demolition of existing building and construction of new building- ground floor retail and 1st-6th floor office (Amended proposal)
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0493

## Site Suitability Assessment

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

## Availability

<b>Planning History:</b>	2. Site has full planning permission for employment	<b>Current Availability:</b>	Expected to cease
<b>Site for Sale:</b>	No	<b>Multiple Ownerships:</b>	No
<b>Ownership:</b>	Private	<b>Potential for Ransom Strips:</b>	No
<b>Willing Owner:</b>	Unknown		

## Achievability

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

## Conclusions

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

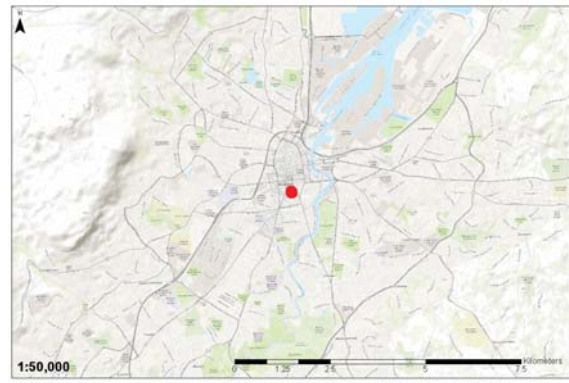
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	0
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	Approved gross floorspace
<b>Employment Yield:</b>	3839.0000
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3381</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	40 Linenhall Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2227
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	<p>Appears to be unimplemented. Corner sites remains vacant, however advertisement billboard in place.</p> <p>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</p>
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
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Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.2227

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

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

## Conclusions

Is the Site Suitable?	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

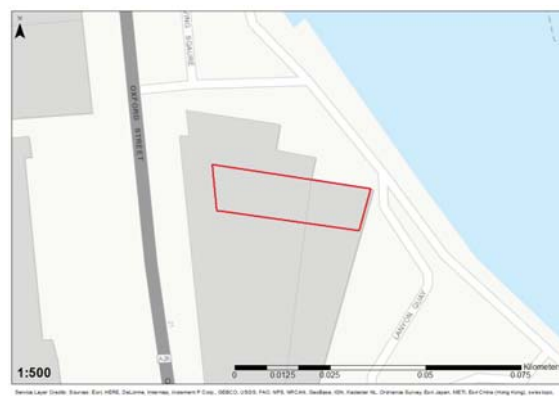
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3388</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Unit A ground floor, Lanyon Quay
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0462
<b>Current Land Use:</b>	
<b>Description:</b>	Z/2011/1398/F - Change of use from restaurant to offices
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0462

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

Is the Site Suitable?	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3389</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	23 Fountain Street
<b>Postcode:</b>	BT1 5ES
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1219
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

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

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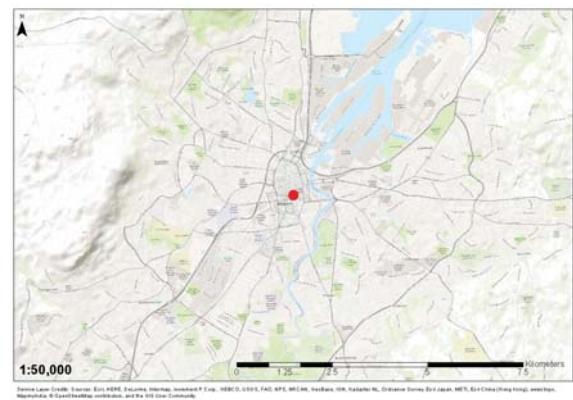
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Approved gross floorspace
Employment Yield:	4828.0930
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3398</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	First Floor, 11 Chichester Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0146
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Z/2012/0810/F - Change of Use of Land or Buildings
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
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?	Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

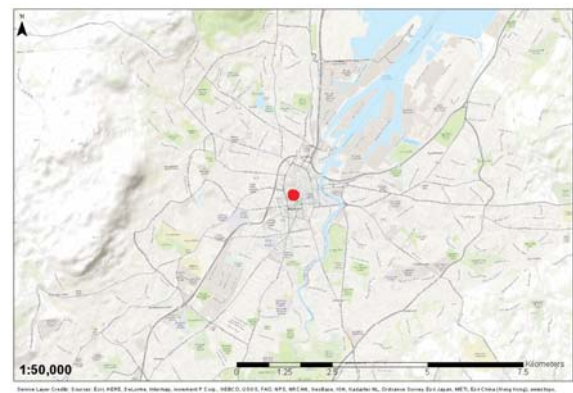
Housing Density Assumption (Dwellings per hectare):	0
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Approved gross floorspace
Employment Yield:	124.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3405</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Olive Tree House, 23 Fountain St
<b>Postcode:</b>	BT1 5ES
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1163
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1163

## **Site Suitability Assessment**

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

## **Availability**

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

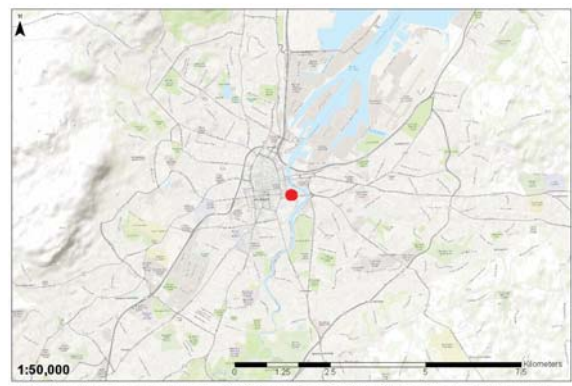
**Yield, Phasing & Type**

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	36.7508
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	Approved gross floorspace
<b>Employment Yield:</b>	4606.2940
<b>Potential Employment Type:</b>	
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3419</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lanyon Plaza, Laynon Place, Belfast
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2357
<b>Current Land Use:</b>	
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2357

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

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

## Conclusions

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

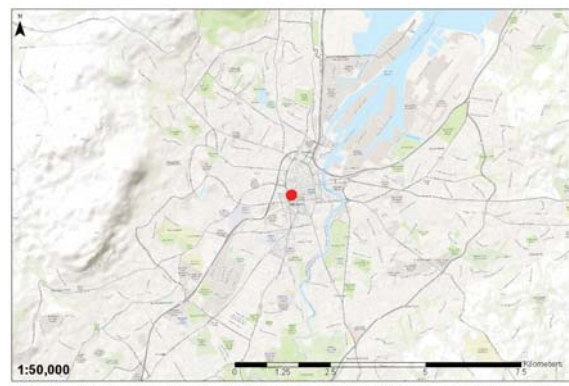
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3424</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	25-27 Wellington Place
<b>Postcode:</b>	BT1 6GD
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0626
<b>Current Land Use:</b>	
<b>Description:</b>	Z/2014/0634/F - In-fill extension to rear of existing building to provide additional office space from first to fifth floor
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0626

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

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

## Conclusions

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

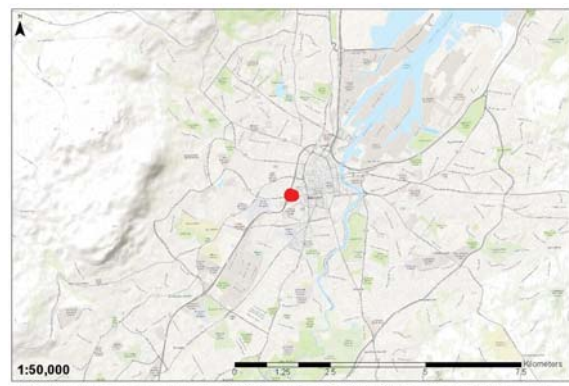
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3429</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	102-127 Grosvenor Road
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7017
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Z/2014/0997/O - 102-127 Grosvenor Road and lands adjoining the Westlink/Grosvenor Road Junction Belfast BT12 4GH
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SIGNIFICANT
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7017



## Site Suitability Assessment

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

## Availability

Planning History:	5. Site has outline planning permission for employment	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?	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:	22689.0000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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 Street

**Postcode:** BT1

**District Electoral Area:** BOTANIC

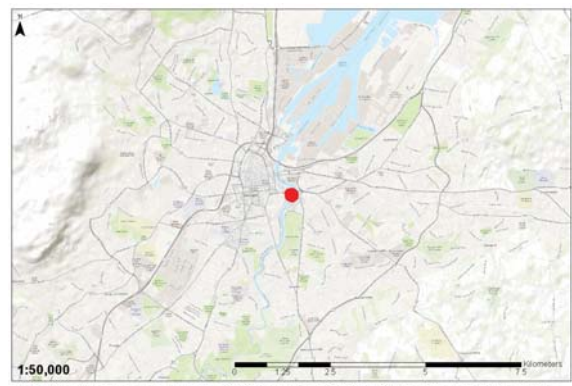
**Area Working Group:**

**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:** 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:** No

**Housing Zoning:** No

## Absolute Constraints

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

Evidence that the site is being developed for alternative use:	Yes
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.7729

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	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.

Employment Yield: 8400.0000

Potential Employment Type: B1

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3449</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands adjacent to East Bridge Street
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.7829
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
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Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	1.7829

## **Site Suitability Assessment**

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

## **Availability**

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3451</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Bedford Square Development
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3304
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.3304

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	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?	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: 22316.5000

Potential Employment Type: B1

Traveller Site: No

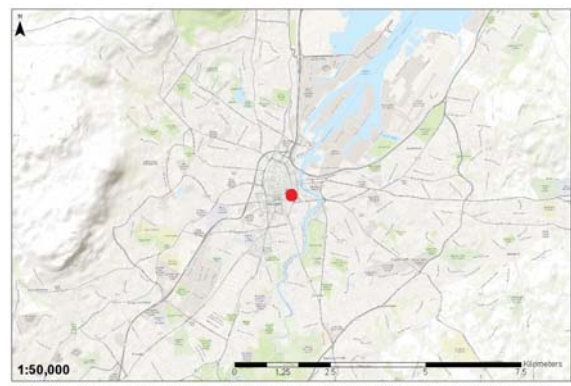
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3454</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Centre House, 69-87 Chichester Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2631
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2016/0581/F - Proposed extension of existing office building to provide additional office floorspace and single retail unit, including the demolition of existing 3 storey office building 9 Gloucester Street.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2631

## Site Suitability Assessment

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

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## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

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

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## Conclusions

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

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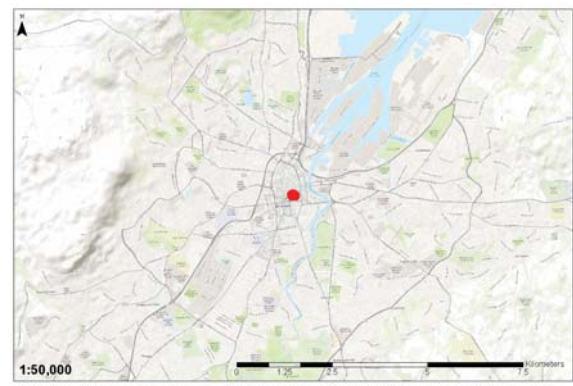
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3457</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	7-9 Arthur Street, 20-32 Chichester St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1828
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	<p>Site current undeveloped. Reports that the building has been pre-let and will be constructed soon.</p> <p>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.</p>
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
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Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1828

## **Site Suitability Assessment**

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

## **Availability**

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## **Achievability**

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

## **Conclusions**

Is the Site Suitable?	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: 4550.1600

Potential Employment Type: B1

Traveller Site: No

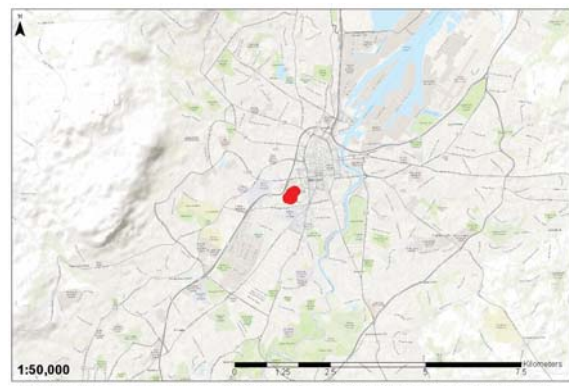
Phase:

Comments:

# Belfast Urban Capacity Study

## 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:** 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:** No  
**Housing Zoning:** No

## Absolute Constraints

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



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	MINOR
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	1.1874

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	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: 47029.3520

Potential Employment Type: B1

Traveller Site: No

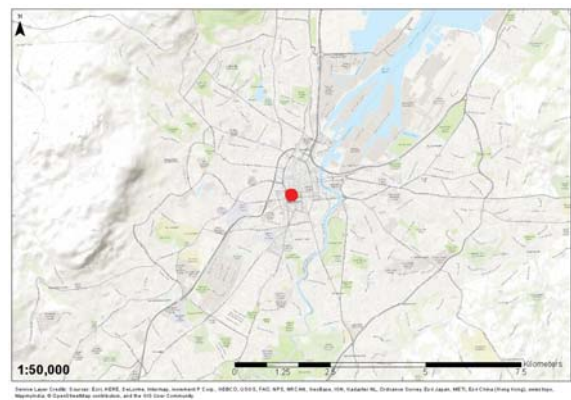
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3460</b>
<b>Source:</b>	Planning granted for employment use
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	12-30 Wellington Place
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3422
<b>Current Land Use:</b>	
<b>Description:</b>	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).
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## **Site Suitability Assessment**

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

## **Availability**

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

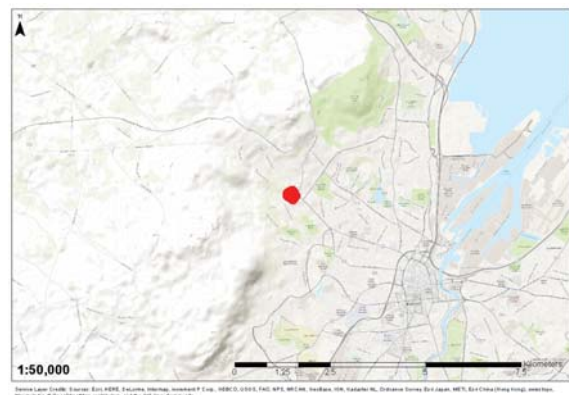
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3647</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	Lands at Glenbank Industrial Estate
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	2.3965
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant site. Surrounding not overly industrial therefore this site could be considered for re-zoning as housing.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

Planning History:		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):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	40% of site area
Employment Yield:	9586.0049
Potential Employment Type:	B2
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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

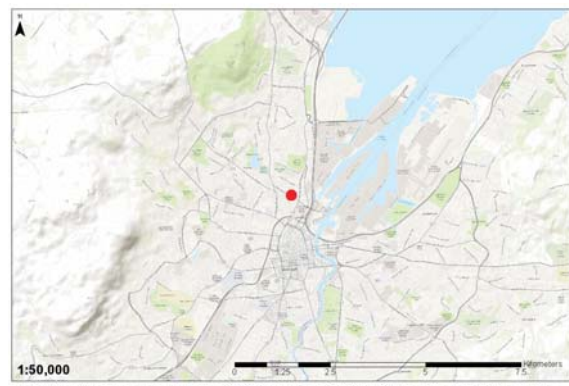
**Area Working Group:**

**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:** SIGNIFICANT

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

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

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

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**



## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

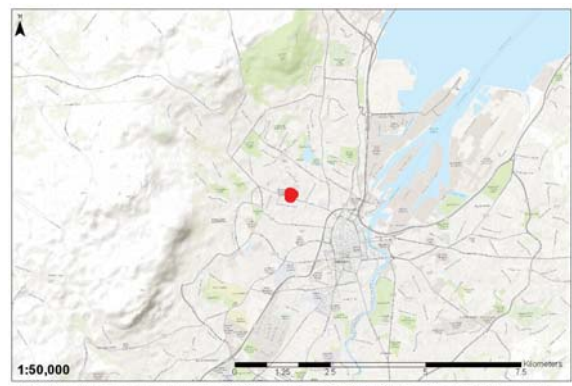
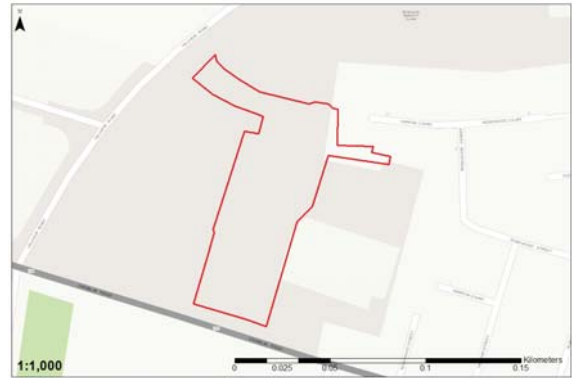
## Yield, Phasing & Type

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:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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

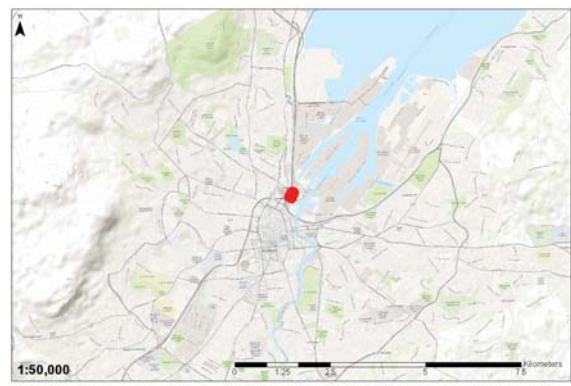
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3689</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	Lands at the York Street Interchange
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.0402
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	The Yorkstreet interchange development will create two development opportunity sites here once completed.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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:**

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## 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

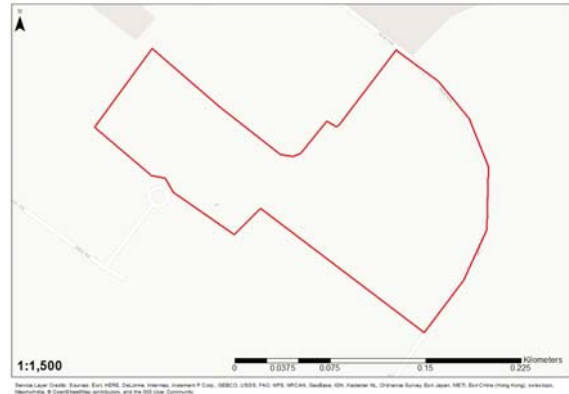
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	40% of site area
Employment Yield:	10519.2327
Potential Employment Type:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3698  
**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):** 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 alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

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

Utilities on Site:  
 Known Contamination and Ground Stability Issues:  
 Neighbouring Area Characteristics:  
 Residential Area Characteristics:  
 Protected Route: VERY FAR  
 Distance from Arterial Route: 400m+  
 Highway Access to Site: VERY CLOSE  
 Distance from Bus Stop: 100-200m  
 Distance from Train Halt: 400m+  
 Cycling Distance to City Centre: 10Mins+ CYCLE  
 Walking Distance to City Centre: 10Mins+ WALK  
 Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

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

## Achievability

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

## Conclusions

Is the Site Suitable? 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: 13308.4670  
 Potential Employment Type: B3  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## 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

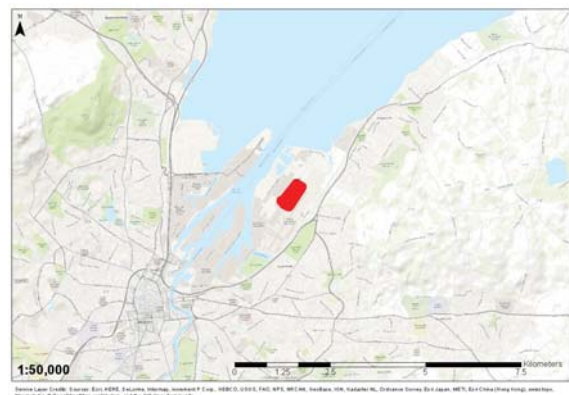
**Area Working Group:**

**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 alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

## 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

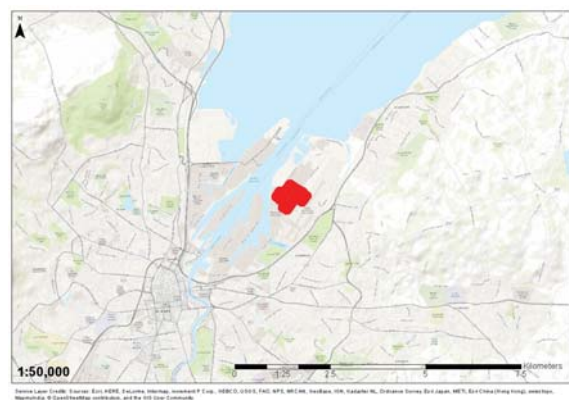
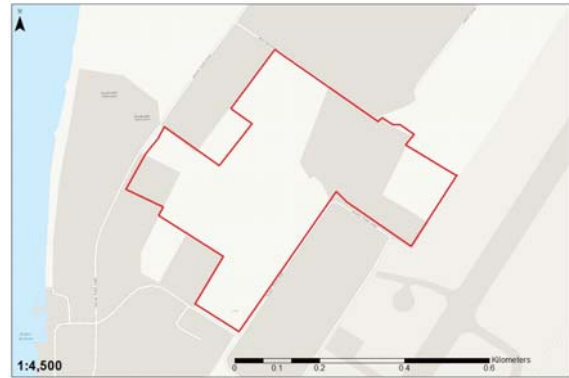
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	40% of site area
Employment Yield:	43477.7561
Potential Employment Type:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3700</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	BELFAST HARBOUR AREA (AIRPORT ROAD WEST)
<b>Postcode:</b>	BHA 11
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	21.7776
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Several planning apps pending in this area. Energy projects.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

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

## Availability

Planning History:  
 Site for Sale: 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

## 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: B3  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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?	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:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

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



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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?	Emp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

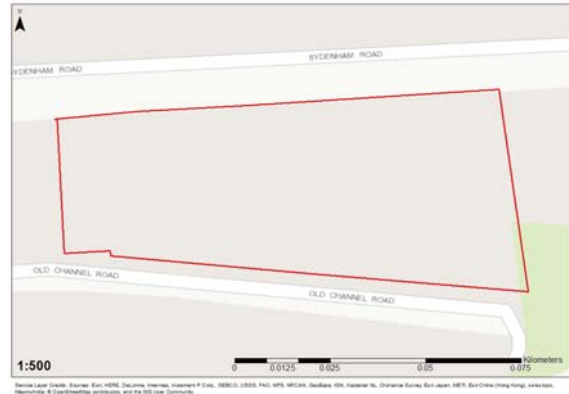
## Yield, Phasing & Type

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:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	40% of site area
Employment Yield:	2095.0220
Potential Employment Type:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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

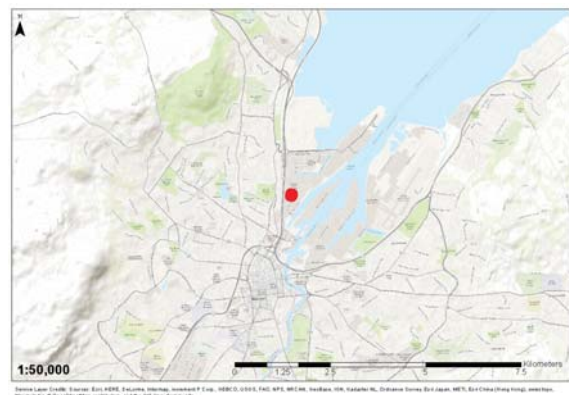
**Area Working Group:**

**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 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:** SIGNIFICANT

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

## Absolute Constraints

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

**Evidence that the site is being developed for alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

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

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## Achievability

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

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## Conclusions

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

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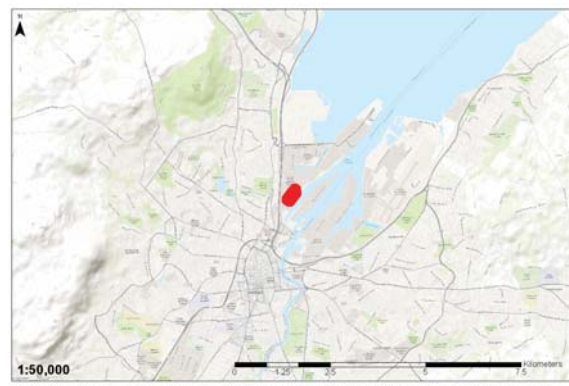
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
 Refined Density Assumption:  
 Housing Yield:  
 Potential Housing Type:  
 Employment Density Assumption: 40% of site area  
 Employment Yield: 2008.3686  
 Potential Employment Type: B2  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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:	15254.3428
Potential Employment Type:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3706</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	BELFAST HARBOUR AREA
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3166
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	APPERAS TO BE A TURING CIRCLE AND WEIGHBRIDGE. THIS MAY BE LINKED TO THE OPERATIONS OF OTHER BUSINESSES.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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



## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

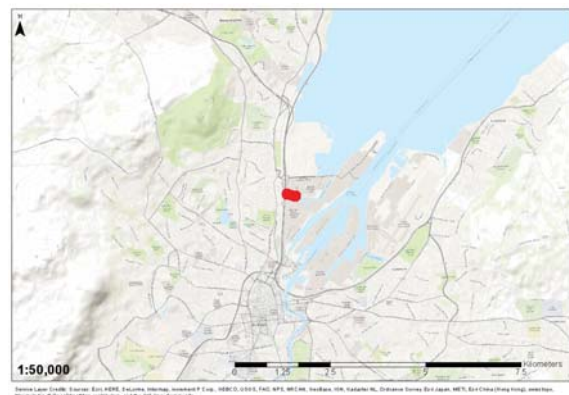
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	118
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	
<b>Potential Housing Type:</b>	
<b>Employment Density Assumption:</b>	40% of site area
<b>Employment Yield:</b>	1266.3222
<b>Potential Employment Type:</b>	B2
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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?	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:	

# Belfast Urban Capacity Study

## 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

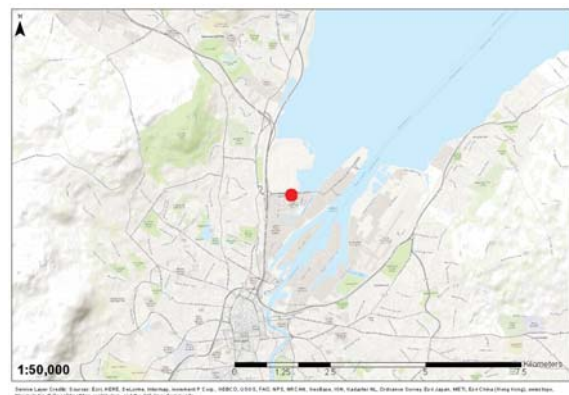
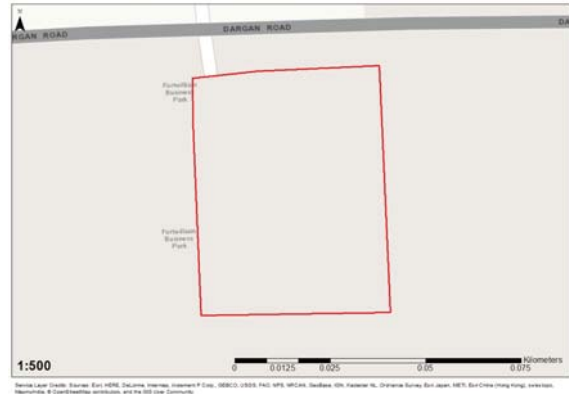
**Area Working Group:**

**Site Area (ha):** 0.3157

**Current Land Use:** Vacant site

**Description:**

**Site Capacity:** 0



## Planning 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 alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

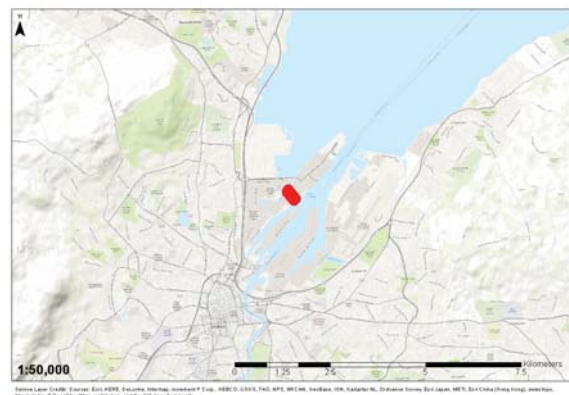
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3709  
**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):** 2.5431  
**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 alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

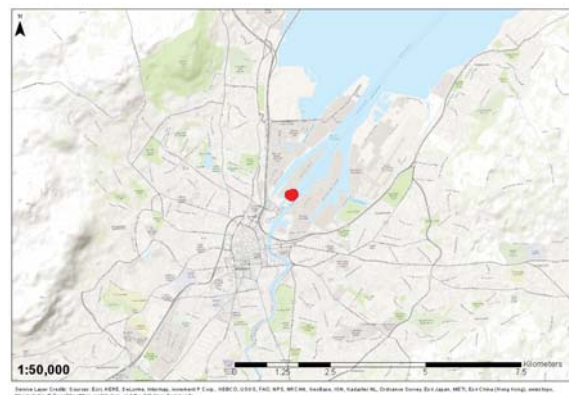
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

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



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	400m+
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SIGNIFICANT		
Surface Water:	NONE		
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:	1700.0004
Potential Employment Type:	B2
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3711</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Underutilised land at BHD Airport
<b>Postcode:</b>	BHA 12
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.8994
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprises large surface level car parking which served airport.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

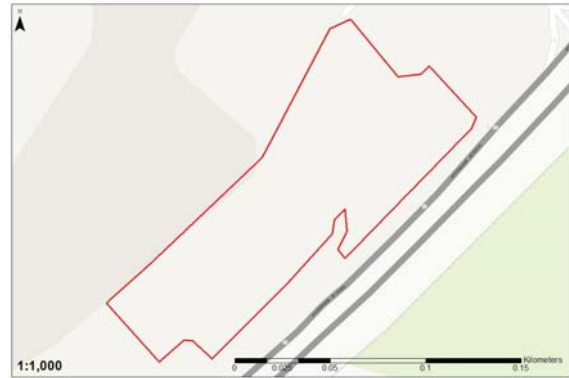
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3712</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands at BHD Airport
<b>Postcode:</b>	BT3
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.3187
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently comprises underutilised surface level car parking to serve BHD airport.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.3187

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

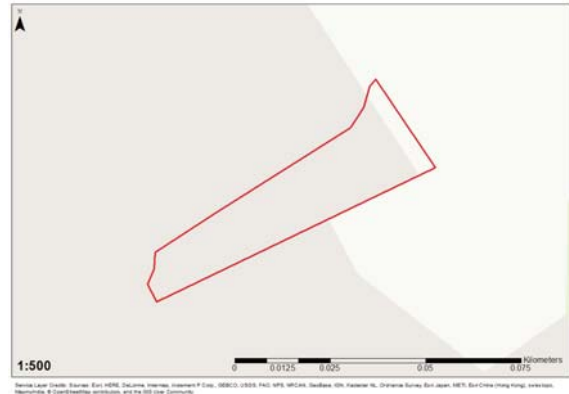
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

# Belfast Urban Capacity Study

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



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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?	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:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	100-200m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SERIOUS		
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:	326.7718
Potential Employment Type:	B2
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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 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 alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** MINOR

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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):	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

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

# Belfast Urban Capacity Study

## 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:** SIGNIFICANT  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

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



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:		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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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

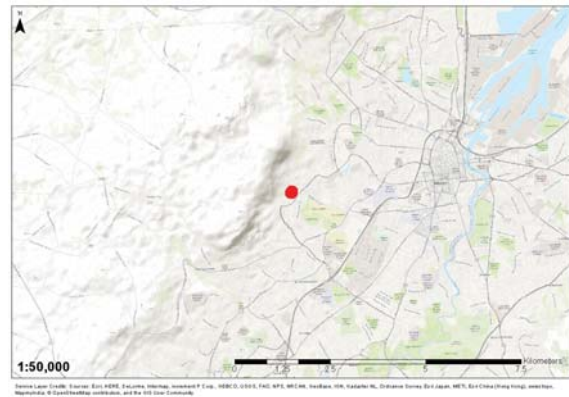
**Area Working Group:**

**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:** Yes

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

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

**Evidence that the site is being developed for alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

Utilities on Site:  
 Known Contamination and Ground Stability Issues:  
 Neighbouring Area Characteristics:  
 Residential Area Characteristics:  
 Protected Route: VERY CLOSE  
 Distance from Arterial Route: 100m-200  
 Highway Access to Site: ADJACENT  
 Distance from Bus Stop: 100-200m  
 Distance from Train Halt: 400m+  
 Cycling Distance to City Centre: 10Mins+ CYCLE  
 Walking Distance to City Centre: 10Mins+ WALK  
 Enhancements to the Proposed Transport Network (BRT, Road Improvements):

## Availability

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

## Achievability

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

## Conclusions

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

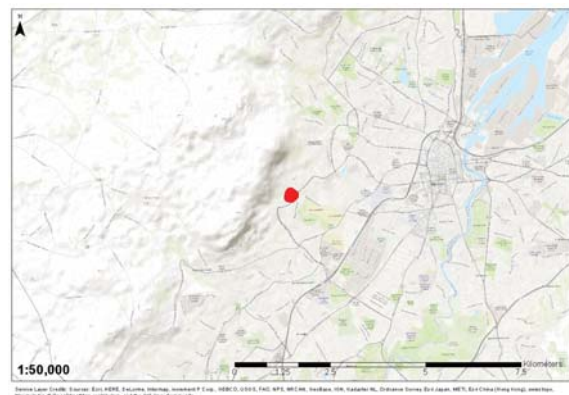
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
 Refined Density Assumption:  
 Housing Yield:  
 Potential Housing Type:  
 Employment Density Assumption: 40% of site area  
 Employment Yield: 2057.9398  
 Potential Employment Type: B2  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

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

## Availability

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

## Achievability

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

## Conclusions

Is the Site Suitable? 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:

# Belfast Urban Capacity Study

## 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

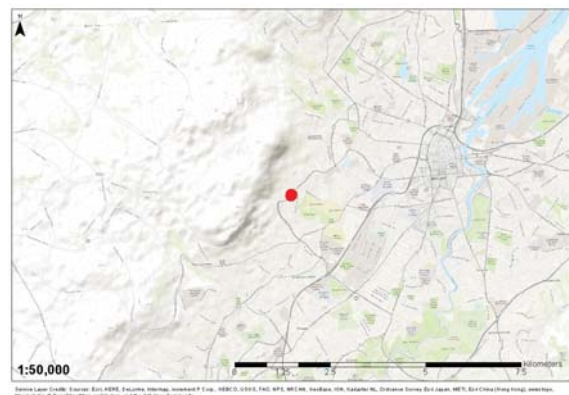
**Area Working Group:**

**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:** Yes

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

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

**Evidence that the site is being developed for alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**

## Site Suitability Assessment

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

## Availability

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

# Belfast Urban Capacity Study

## 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

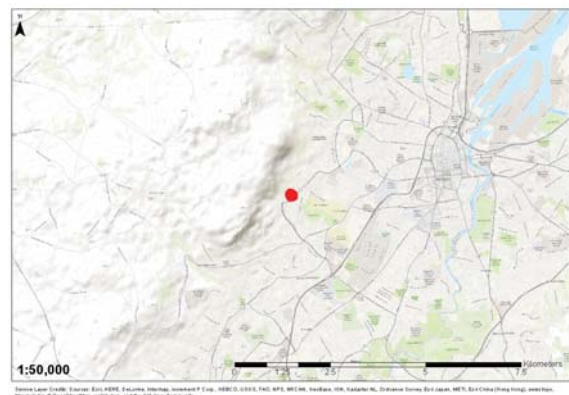
**Area Working Group:**

**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:** Yes

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

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

**Evidence that the site is being developed for alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**



## Site Suitability Assessment

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

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

## Availability

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

## Achievability

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

## Conclusions

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

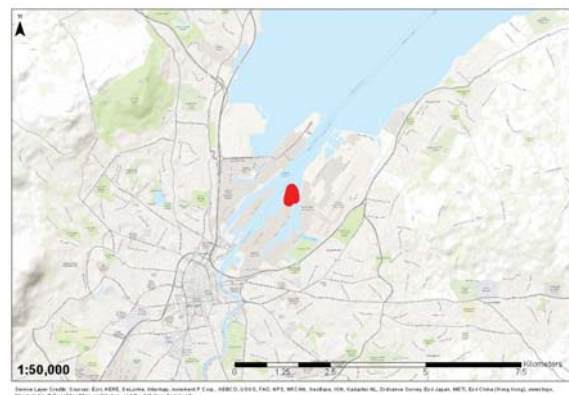
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

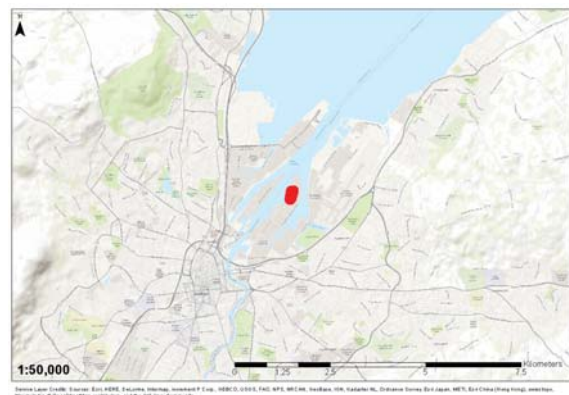
## Yield, Phasing & Type

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:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3729  
**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):** 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 alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

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

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:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

Is the Site Suitable?	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:	B3
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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

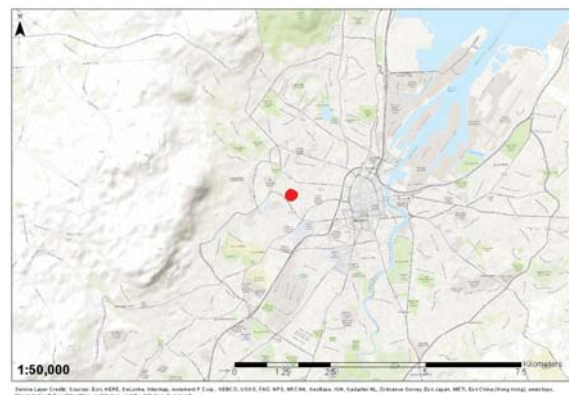
**Area Working Group:**

**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 alternative use:** No

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

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential Open Space:** NONE

**Land identified for Health Use:** NONE

**River (Fluvial) Floodplain:** NONE

**Special Protection Area:** NONE

**RAMSAR:** NONE

**Site Retained for further assessment:** Yes

**Size of Site Retained:**



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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?	Emp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

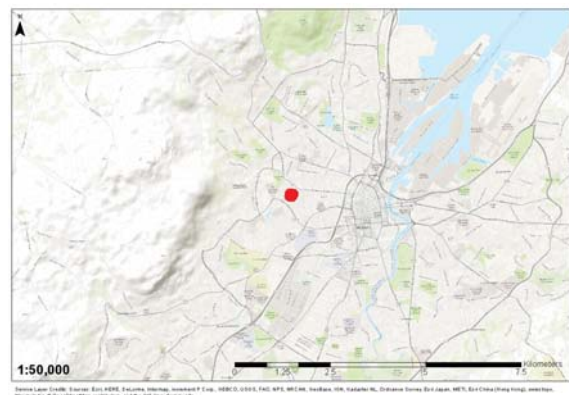
## Yield, Phasing & Type

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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

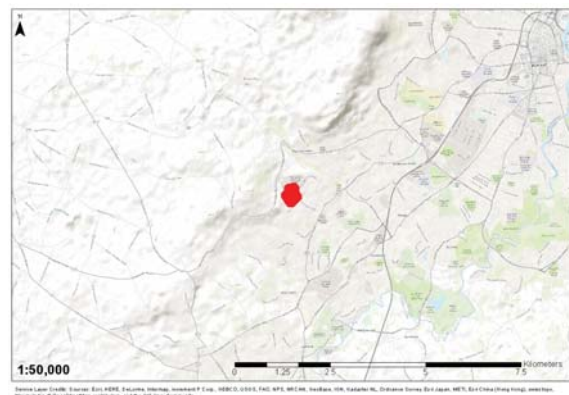
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## 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

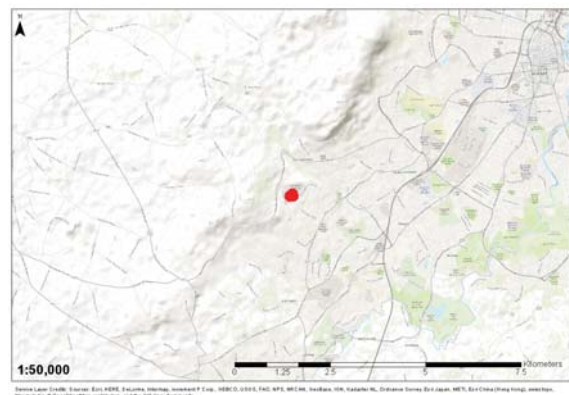
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

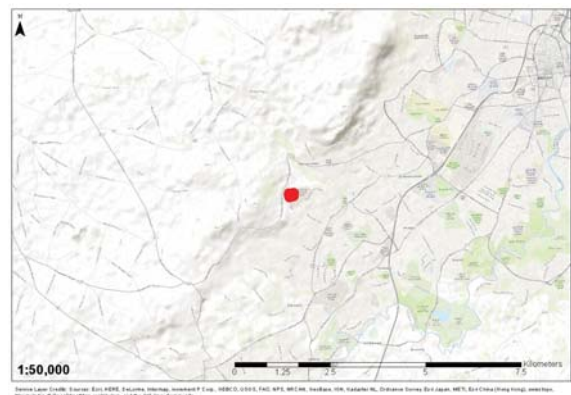
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

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



## Site Suitability Assessment

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

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

## Availability

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

## Achievability

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

## Conclusions

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

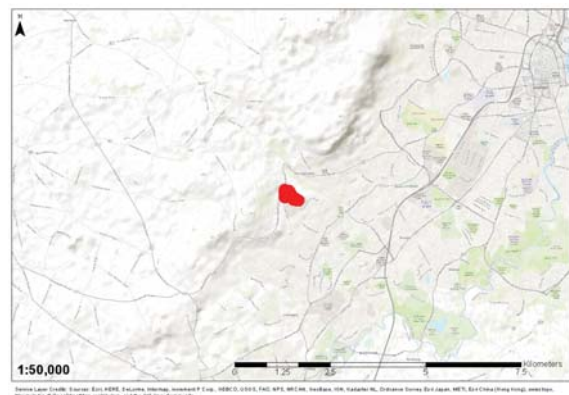
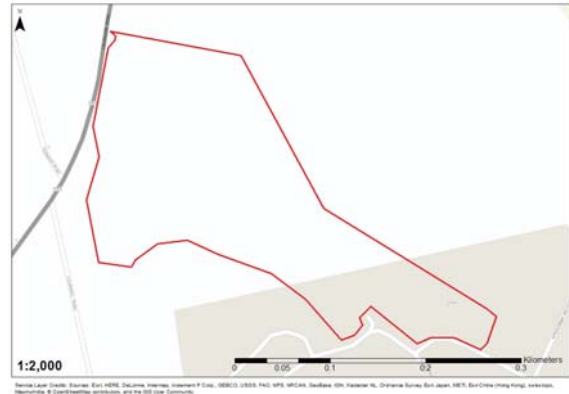
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
 Refined Density Assumption:  
 Housing Yield:  
 Potential Housing Type:  
 Employment Density Assumption: 40% of site area  
 Employment Yield: 4605.0159  
 Potential Employment Type: B2  
 Traveller Site: No  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3830</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	SPRINGBANK INDUSTRIAL ESTATE
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	6.0841
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Part of the site occupied by Colin Community Allotments. Area occupied by allotments removed from Capacity Study.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Part
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	MINOR
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	3.93

## Site Suitability Assessment

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

## Availability

Planning History:		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?	Emp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

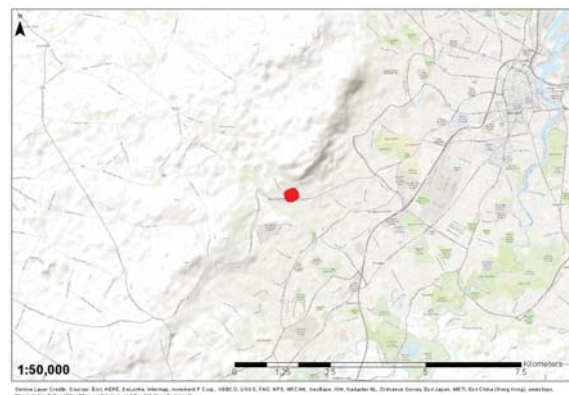
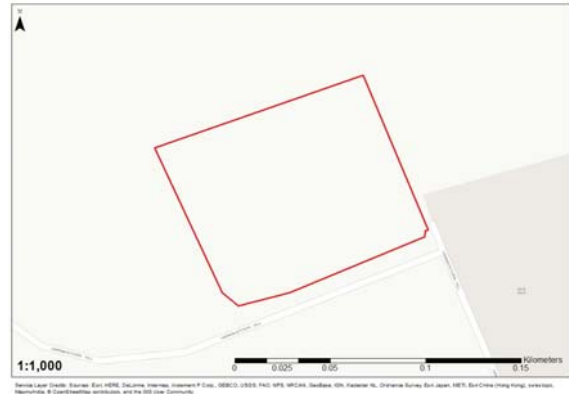
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

## Availability

Planning History: 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): 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:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3833

**Source:** New sites within existing employment zoning

**HM Ref:**

**UCS Character Area:** ARTERIAL ROUTE

**Address:** DONEGALL ROAD

**Postcode:** CC 028

**District Electoral Area:** BOTANIC

**Area Working Group:**

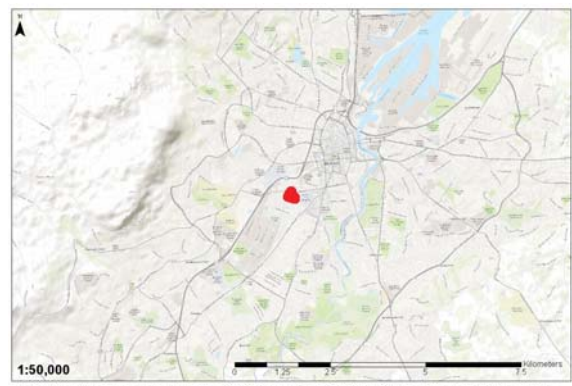
**Site Area (ha):** 1.4280

**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:** 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:** SIGNIFICANT

**Mixed Zoning:** NONE

**Housing Zoning:** MINOR

---

## Absolute Constraints

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

---

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

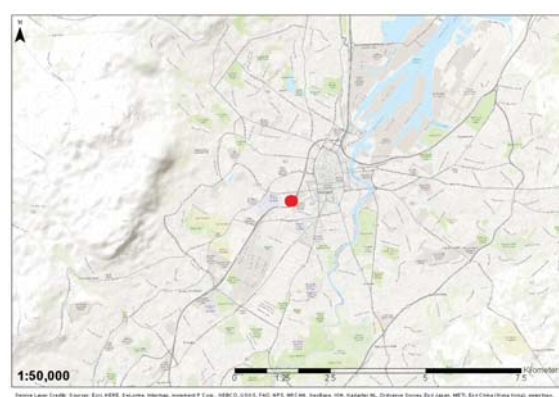
**Housing Density Assumption (Dwellings per hectare):** 147  
**Refined Density Assumption:**  
**Housing Yield:**  
**Potential Housing Type:**  
**Employment Density Assumption:** 40% of site area  
**Employment Yield:** 5712.0234  
**Potential Employment Type:** B2  
**Traveller Site:** No  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3834</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	WESTLINK ENTERPRISE CENTRE, DISTILLERY STREET
<b>Postcode:</b>	CC 028
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2693
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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:	1077.3857
Potential Employment Type:	B2
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3836</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	LAND AT SPRINGFIELD ROAD (FORMER MACKIE'S SITE) - BT004
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	17.8969
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:  
Site for Sale: No  
Ownership: Private  
Willing Owner: Unknown

Current Availability: Vacant  
Multiple Ownerships: No  
Potential for Ransom Strips: No

---

## Achievability

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

---

## Conclusions

Is the Site Suitable? 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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3837</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	SPRINGFIELD ROAD (BT005/18)
<b>Postcode:</b>	BT 134
<b>District Electoral Area:</b>	BLACK MOUNTAIN
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.5137
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

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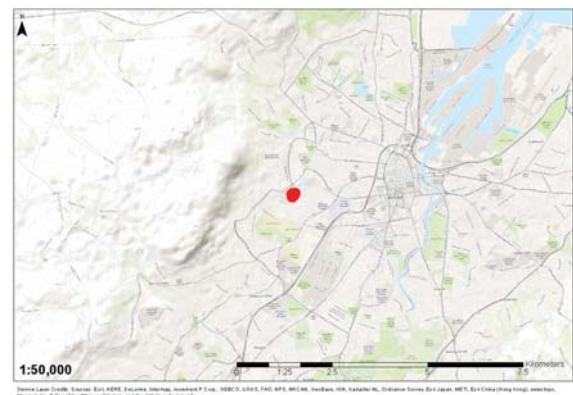
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3838</b>
<b>Source:</b>	New sites within existing employment zoning
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	SPRINGFILED ROAD BUSINESS PARK
<b>Postcode:</b>	BT 134
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7482
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

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

---

## Availability

Planning History:  
Site for Sale: No  
Ownership: Private  
Willing Owner: Unknown

Current Availability: 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): 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:

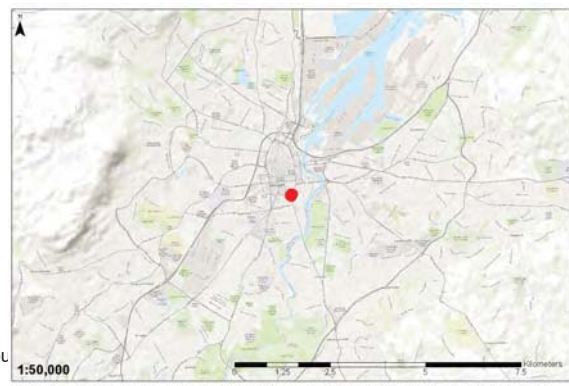


# New Sites

# Belfast Urban Capacity Study

## 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 site which is mainly a surface level car park. Some businesses are operating from the site however it has potential for redevelopment.  
  
**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.:** Z/2010/1498/F  
**Employment Planning Proposal Description:** Change of use of existing ground  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.3354

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

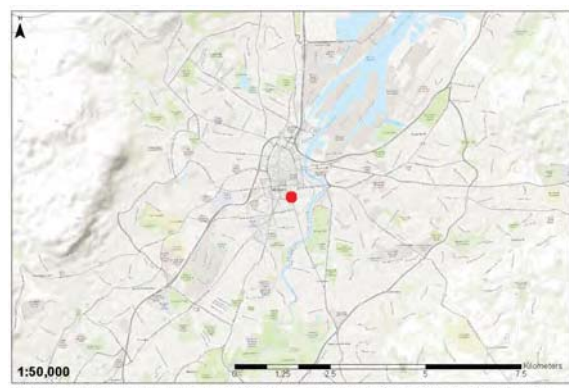
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3468</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at Joy Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1255
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site split in to tow sections. Both used for private car parking. Site has development potential. Currently feels like a back land site whoever will be improved when other sites in the area are developed.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	Temporary car parking pending full redevelopment.

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1255

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

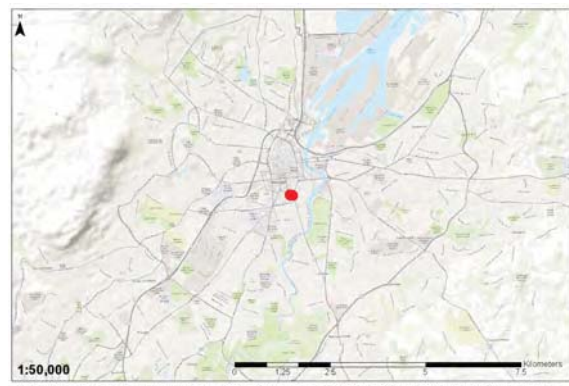
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	39.658
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	39607
<b>Employment Yield:</b>	5149.0000
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3469</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Ormeau Ave and Ormeau Road
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2240
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Well utilised surface level car park. Historically this site was meant to accommodate a transport scheme which did not proceed.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.224

## Site Suitability Assessment

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

## Availability

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

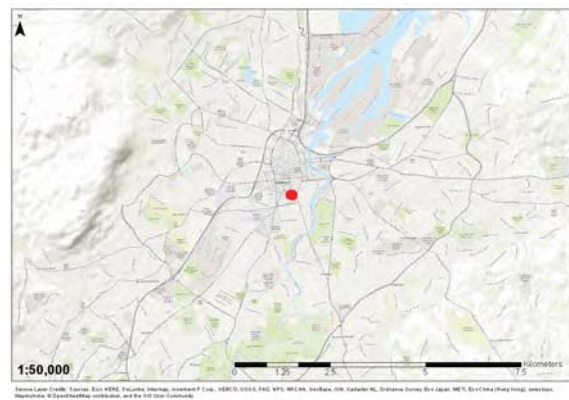
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	70.784
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	9109.6000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3470</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	6 Bankmore Street (Car Park)
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0581
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Triangular site. Could be developed alongside adjacent surface car park.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0581



## Site Suitability Assessment

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

## Availability

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

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure 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

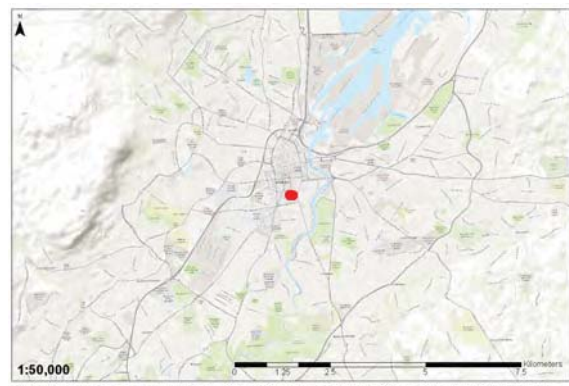
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3471</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	South of Bankmore Square St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1099
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1099

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

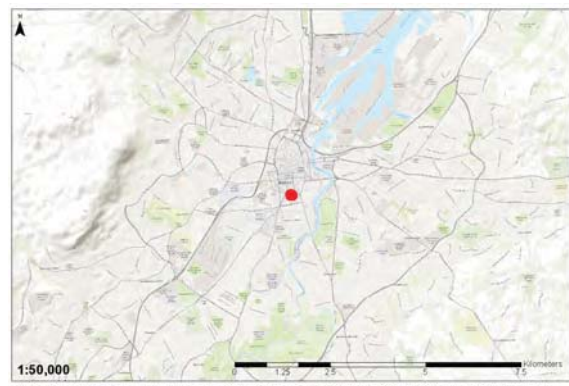
## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	34.7284
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	39607
<b>Employment Yield:</b>	3960.7000
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3473</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Maryville St and Bankmore Sq St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2006
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2006

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	63.3896
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	39607
<b>Employment Yield:</b>	7921.4000
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

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# Belfast Urban Capacity Study

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## 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:**

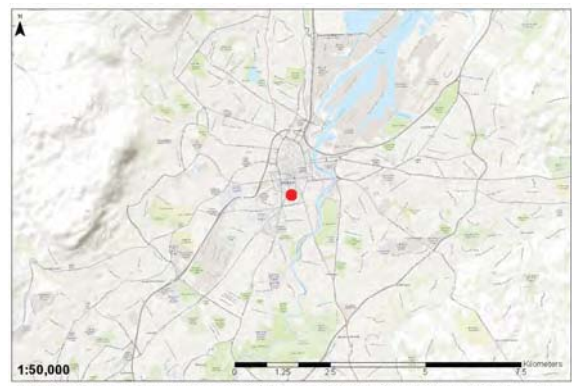
**Site Area (ha):** 0.1077

**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

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## 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:**

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

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## Absolute Constraints

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

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1077

## Site Suitability Assessment

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

## Availability

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

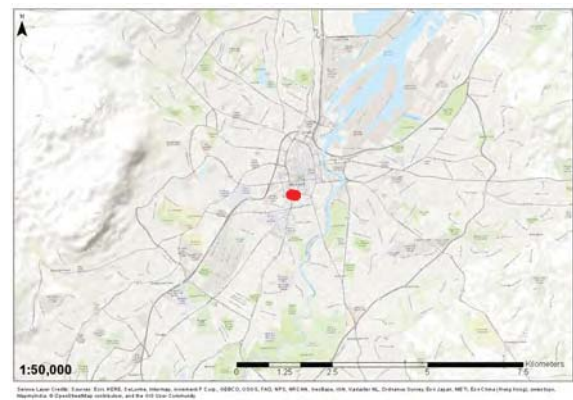
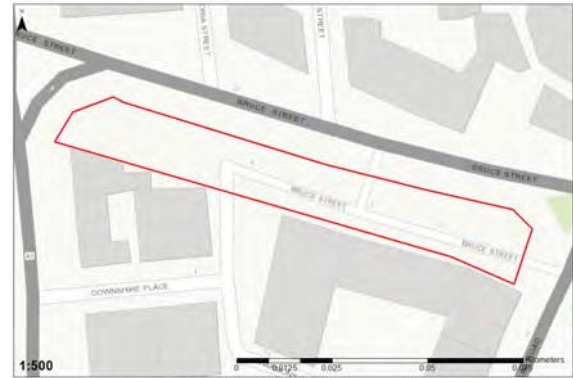
**Housing Density Assumption (Dwellings per hectare):** 316  
**Refined Density Assumption:**  
**Housing Yield:** 34.0332  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 39607  
**Employment Yield:** 4267.0000  
**Potential Employment Type:** B1  
**Traveller Site:** No  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3475</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Bruce St Car Park
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1850
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Existing public car park. The site is quite narrow and has a building accessing on to the car park.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.185

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	7325.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3476</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Gasworks, Cromac Place
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3462
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site has potential to be developed with the car parking provided underground.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3462

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	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:	39607
Employment Yield:	13862.5000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3477</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Queens Quay, between Bridge End and M'path St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4882
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	This site is part of the Queens Quay Masterplan, owner by DfC. Plans in progress to redevelop this site.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4882

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	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:	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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3478</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Queens Quay, between the Lagan Weir and M3
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2698
<b>Current Land Use:</b>	Green space
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2698

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	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 & Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

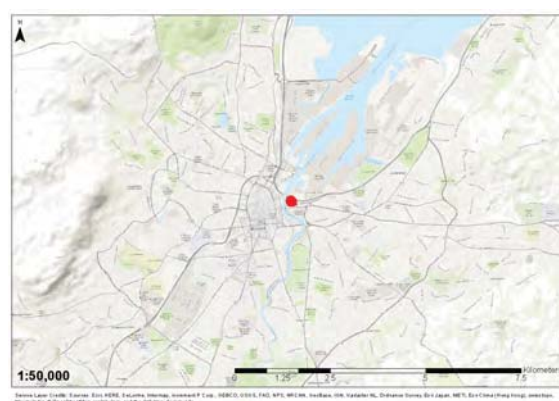
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	85.2568
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	10685.9690
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3479</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Adjacent to Scrabo Street and Station Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0640
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Surface level car park adjacent to railway line.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.064

## Site Suitability Assessment

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

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

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

---

## 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 & 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: 39607  
Employment Yield: 2534.8480  
Potential Employment Type: B1  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3480</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Land off Scrabo Street
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2900
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Part of the site occupied by Quay Gate offices. The surface level car park would be suitable for development and is currently for sale. Remaining site are below excludes the existing building.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.22

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

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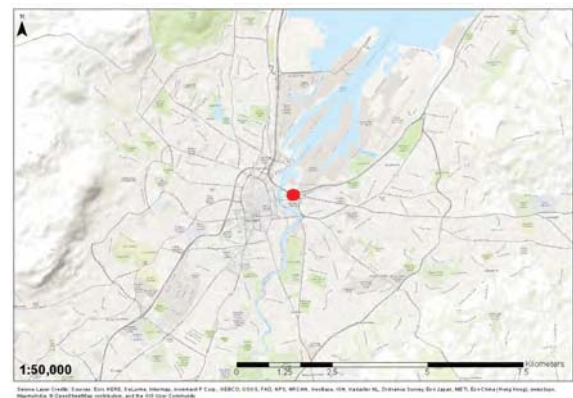
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	69.52
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	11486.0300
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3481</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Land at the Lagan Bridge off slip / Middlepath St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3118
<b>Current Land Use:</b>	Green space
<b>Description:</b>	Heavily vegetated are of and between Middlepath Street and Lagan Bridge. East Bank Strategy identified as having development potential.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.311

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## 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:	98.5288
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	12349.4630
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3482</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Adjacent to Middlepath Street and Station Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2781
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Underutilised private surface level car park adjacent to the railway line. Site adjacent has planning permission for residential apartment block.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2781

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	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
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3483</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Car Park located at Dalton St / Bridge End
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2713
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	DfC owned surface level cap park. See East Bank Strategy
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2713

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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 & Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

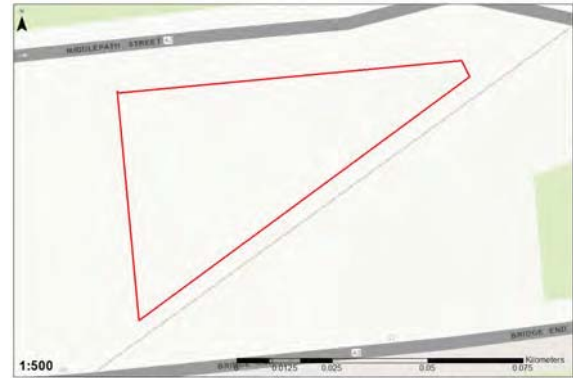
## Yield, Phasing & Type

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
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3484</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Between Bridge End and Middlepath Street
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2969
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2969

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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?	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
Employment Yield:	11759.3180
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3485</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Park and Ride, Middlepath Street
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6415
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	DfI Park and Ride facility. Currently well used. Refer to East Bank Strategy
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6415

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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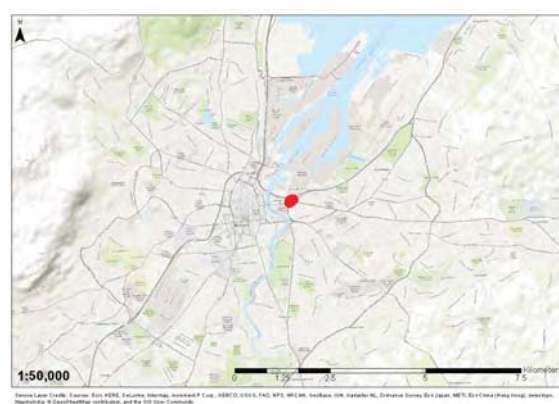
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	202.714
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	25348.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3486</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Middlepath Street and Newtownards Road
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3110
<b>Current Land Use:</b>	Green space
<b>Description:</b>	Grassed area bounded by the flyover and Bridge End. Currently underused. Refer to East Bank Strategy. Flyover is a constraint and development would likely require this to be removed.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.311

## Site Suitability Assessment

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

---

## Availability

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

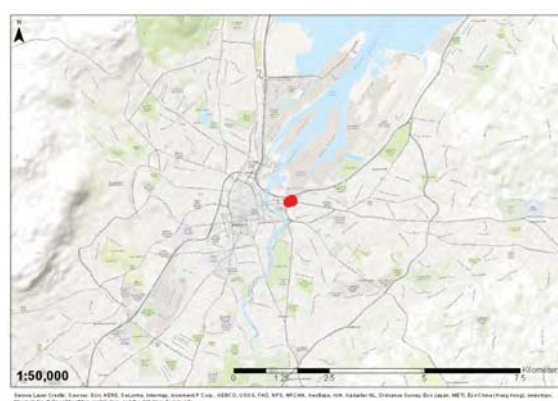
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	98.276
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	11882.0000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3487</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Land bounded by Bridge End and Newtownards Road
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2724
<b>Current Land Use:</b>	Green space
<b>Description:</b>	Site is currently a grasessed open space. Identified as a gateway site in BMAP. Development may rely on the flyover being removed. envisaged as development site in the East Bank Strategy.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2724

## Site Suitability Assessment

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

---

## Availability

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

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3488

**Source:** New Site

**HM Ref:**

**UCS Character Area:** CITY CENTRE

**Address:** Storage yard at Corporation St

**Postcode:** CC 030

**District Electoral Area:** CASTLE

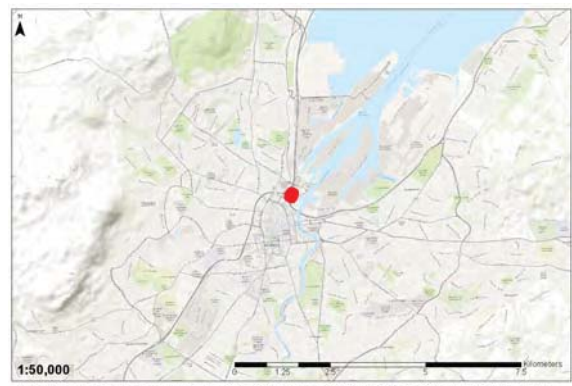
**Area Working Group:**

**Site Area (ha):** 1.2707

**Current Land Use:** Underutilised site

**Description:** This site was acquired by DfI as part of the York street Interchange project. The DfC Greater Clarendon Master plan identifies parts of it as development opportunities after the Interchange is developed. (this is likely to be at least medium 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:** No

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

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

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	1.2707

## **Site Suitability Assessment**

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

**Yield, Phasing & Type**

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	401.5412
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	30697
<b>Employment Yield:</b>	10693.9000
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	No
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3490</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	42-44 Little Patrick Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1678
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Building have been cleared. Planning permission in place for student accommodation.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	LA04/2015/0716/F
<b>Other use Proposal Description:</b>	Erection of a 11 storey building for managed 354 student accommodation studios

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1678

## Site Suitability Assessment

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

## Availability

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

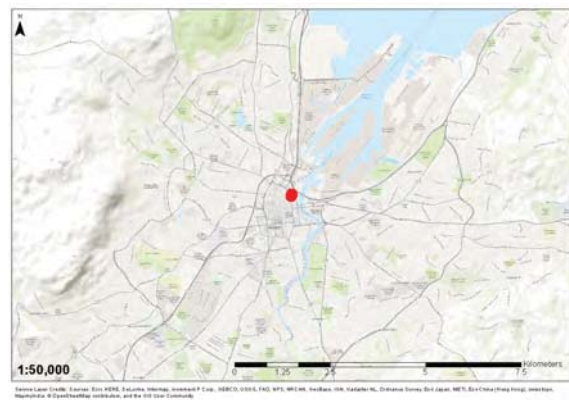
## Yield, Phasing & Type

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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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.

## Land Use Zoning

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** Yes  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.152



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Temporary Use
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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3492</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Surface Car Park adjacent to railway line.
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1335
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Surface car park. Greater Clarendon Masterplan notes as the potential for a new Railway Halt / Station. Site in private ownership.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1335

## Site Suitability Assessment

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

## Availability

Planning History:		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

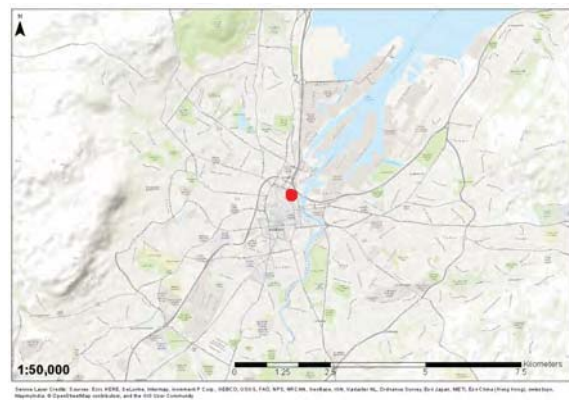
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	42.186
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	5287.5350
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3494</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Corporation St surface car park
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2177
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	BCC owned surface level car park adjacent to DfC Social Security Building. Highlighted as a development opportunity in the Greater Clarendon Masterplan.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2177

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Temporary Use
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 & 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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3495  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** CITY CENTRE  
**Address:** 123-153 York Street  
  
**Postcode:** BT15 1AB  
**District Electoral Area:** CASTLE  
**Area Working Group:**  
**Site Area (ha):** 0.3024  
**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 from the capacity assessment. Small corner section also has approval for office therefore has been excluded.  
  
**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/2015/0177/F  
**Other use Proposal Description:** 12 storey mixed use building with a ground floor retail unit, 407 managed student accommodation rooms

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:	Yes
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.13

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

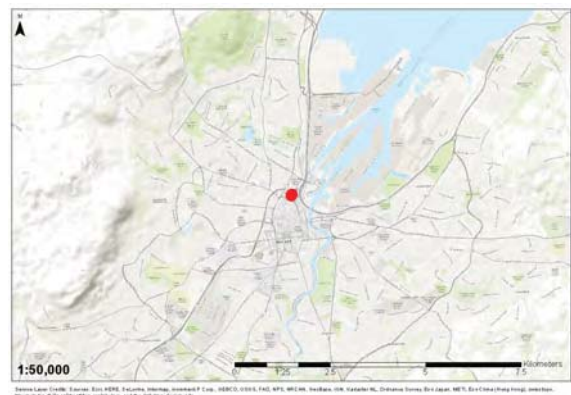
**Housing Density Assumption (Dwellings per hectare):** 316  
**Refined Density Assumption:**  
**Housing Yield:** 41  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 39607  
**Employment Yield:** 5148.9100  
**Potential Employment Type:** B1  
**Traveller Site:**  
**Phase:**  
**Comments:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3499</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of York Street / Great Georges St
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1519
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1519

## Site Suitability Assessment

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

---

## Availability

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

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## Achievability

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

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## Conclusions

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

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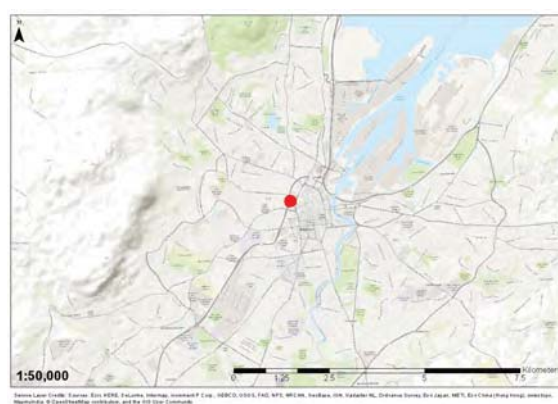
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	48.0004
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	5941.0500
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3500</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	2-8 Brown Sq and adj car park
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2493
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Underutilised site, currently Browns Square car park and light industrial one storey buildings. Protected housing area.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

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## Availability

Planning History:		Current Availability:	Temporary Use
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

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## Conclusions

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	78.7788
Potential Housing Type:	Apartment
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3501</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of North St and Carrick Hill
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2203
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2203

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Temporary Use
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 & Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

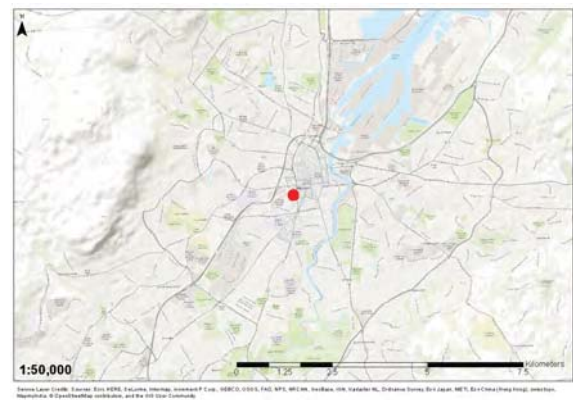
## Yield, Phasing & Type

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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3502</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at St Andrews Square (east)
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0938
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Currently used for surface level car parking. Site has development potential.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0938

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		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:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	CONSIDERABLE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

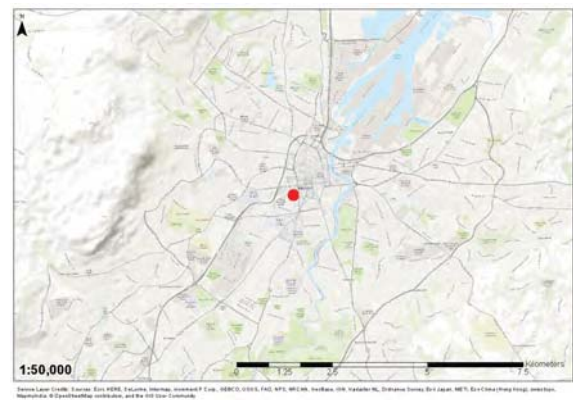
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	29.6408
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	3564.6000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3503</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at St Andrews Sq (west)
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0891
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site currently utilised for car parking. Has development potential.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0891

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3504</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	End of River Terrace to rear of Gasworks
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1033
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site appears to be vacant. Possibly a previous industrial use.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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 & 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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3505</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Donegal Pass and Ormeau Road.
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0735
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0735

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	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 & 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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	2772.5000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3506

**Source:** New Site

**HM Ref:**

**UCS Character Area:** CITY CENTRE

**Address:** 51-65 Sandy Row

**Postcode:** CC 031

**District Electoral Area:** BOTANIC

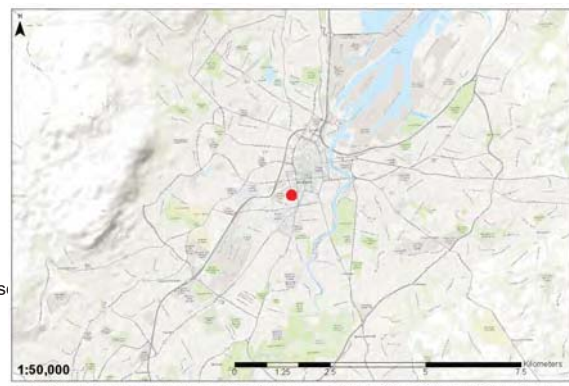
**Area Working Group:**

**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:** 0



## Planning History

**Planning granted for residential use:** No

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

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0379

## **Site Suitability Assessment**

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

## **Availability**

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

## **Achievability**

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

## **Conclusions**

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



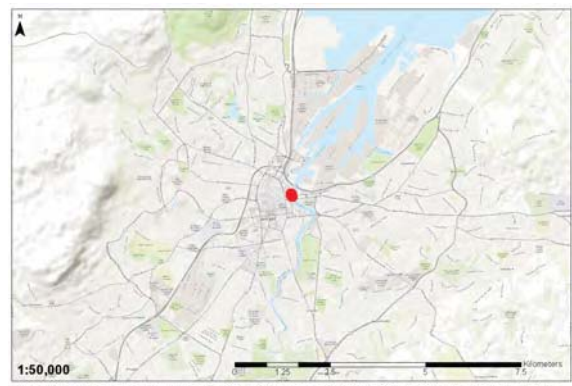
**Yield, Phasing & Type**

<b>Housing Density Assumption (Dwellings per hectare):</b>	316
<b>Refined Density Assumption:</b>	
<b>Housing Yield:</b>	11.9764
<b>Potential Housing Type:</b>	Apartment/Flat
<b>Employment Density Assumption:</b>	39607
<b>Employment Yield:</b>	1584.2800
<b>Potential Employment Type:</b>	B1
<b>Traveller Site:</b>	
<b>Phase:</b>	
<b>Comments:</b>	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3507</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Land adjacent to Lagan Lookout
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1884
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Car park and open space adjacent to the DfC Lagan Lookout building.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1884

## Site Suitability Assessment

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

## Availability

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

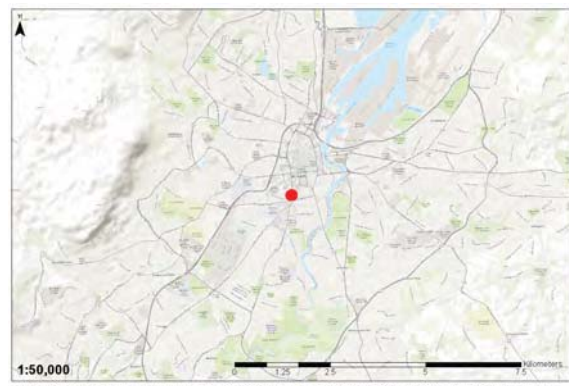
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	59.5344
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	7461.9590
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3508</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	117-127 Great Victor Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1142
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site includes several underused / derelict buildings. The site as a package has redevelopment potential. One or two active business at the ground floor.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1142

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	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

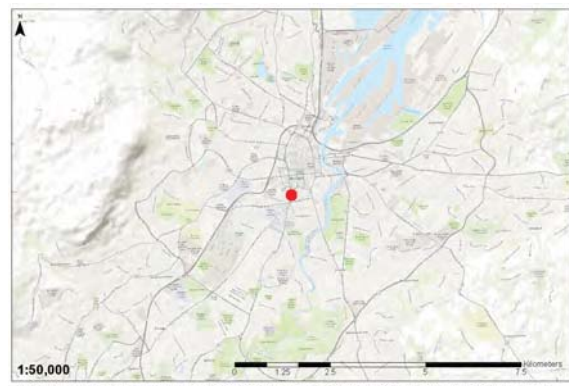
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3509</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Shaftsbury Sq Hospital and adj buildings
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0996
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Listed building has been on the market for sale recently. Has potential for redevelopment for offices or residential.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0996

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

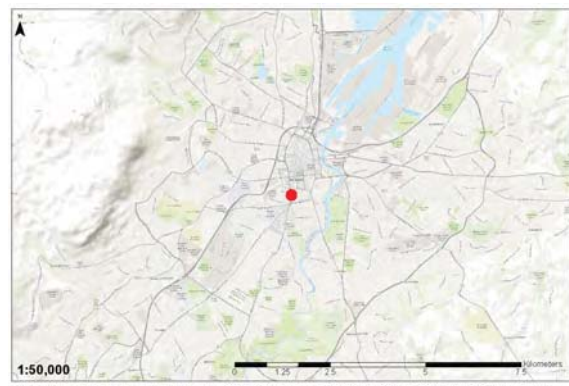
## Yield, Phasing & Type

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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3510  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** CITY CENTRE  
**Address:** Go Garage on Great Victoria St  
  
**Postcode:** BT2  
**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 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/2011/1120/F  
**Other use Proposal Description:** Redevelopment of vacant lands (previously a service station and forecourt) for an unattended 24 hour

## Land Use Zoning

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

## Absolute Constraints

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



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1282

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

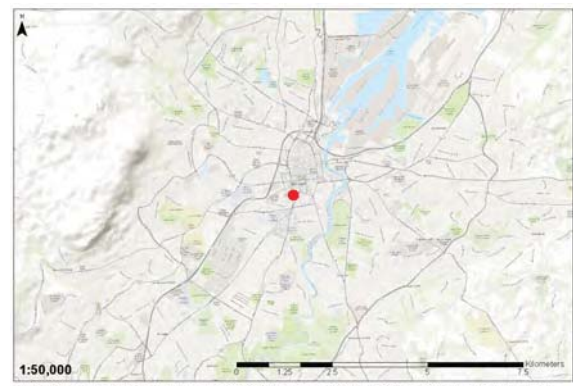
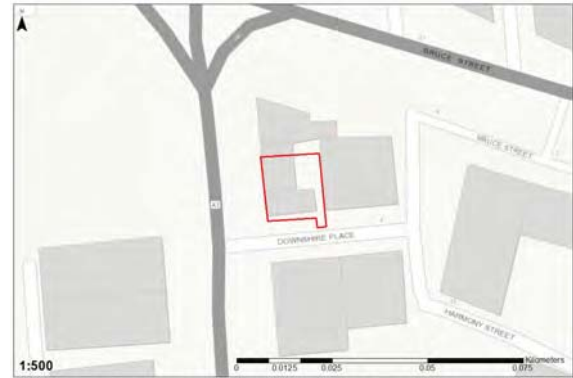
## Yield, Phasing & Type

**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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3511</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	90-94 Great Victoria Street
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0264
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. Has development potential. 86-88 Great Victoria St also look underused and could form part of a redevelopment scheme.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0264

## Site Suitability Assessment

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

---

## Availability

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

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## Conclusions

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

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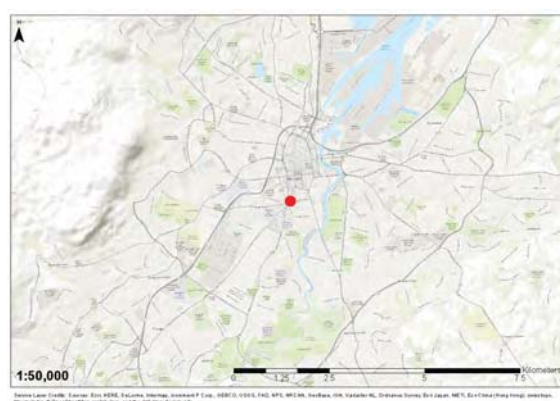
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	8.3424
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	1188.2000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3512</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	1-6 Shaftsbury Sq
<b>Postcode:</b>	BT7 1BS
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0586
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0586

## Site Suitability Assessment

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

---

## Availability

Planning History:		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 & Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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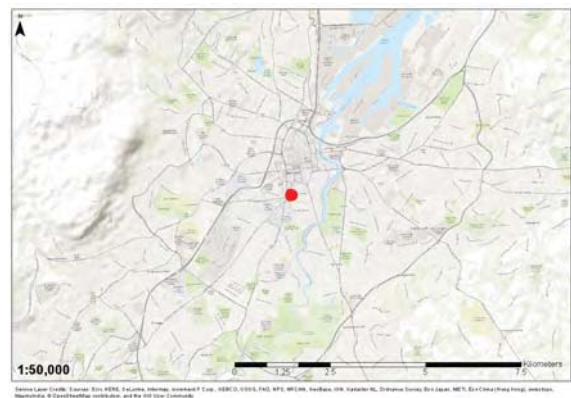
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	18.5176
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	2376.4000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3513</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Donegal pass police station
<b>Postcode:</b>	BT 118
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2265
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Police station site currently vacant. No planning permission. Rear portion of the site sits within a protected housing area.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2265

## Site Suitability Assessment

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

---

## Availability

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	71.574
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	9109.6000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3514</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	1 Dublin Road and adj vacant lands
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0510
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Newsagents has recently closed leaving this site prime for redevelopment.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.051

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	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 & 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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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

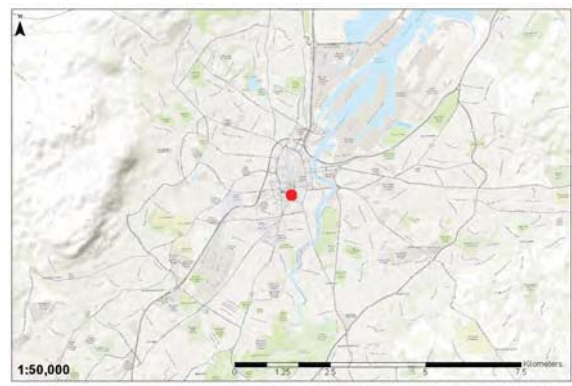
**Area Working Group:**

**Site Area (ha):** 0.0922

**Current Land Use:** Underutilised site

**Description:** Recently for sale as a redevelopment opportunity. Several businesses currently operating including Urban Retreat and electrical store. Portion of the site used for private parking. Advertisement panels also present.

**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 alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0922

## **Site Suitability Assessment**

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

## **Availability**

Planning History:		Current Availability:	Expected to cease
Site for Sale:	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

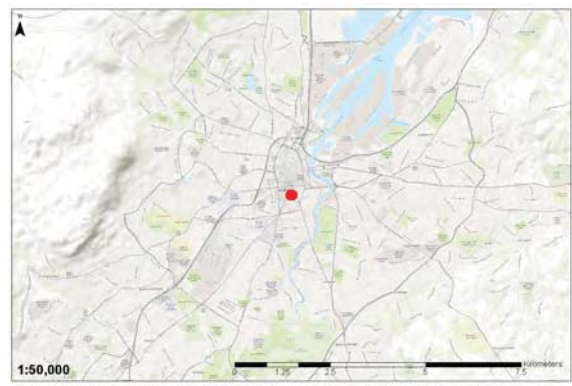
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 316  
**Refined Density Assumption:**  
**Housing Yield:** 29.1352  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 39607  
**Employment Yield:** 3564.6000  
**Potential Employment Type:** B1  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3516  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** CITY CENTRE  
**Address:** 13-23 Clarence Street  
  
**Postcode:** BT2  
**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:** 0



## Planning History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:** No  
**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:	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:	0.1055

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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

**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:**



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3517</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Alfred St and Franklin St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0636
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Appears to be private car park linked to adjacent commercial development. Due to the location this site is considered to be underutilised.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0636

## Site Suitability Assessment

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

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## Availability

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

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## Achievability

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

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## Conclusions

Is the Site Suitable?	Housing & 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:	20.0976
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	2376.4000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

UCS Unique Ref	3518
Source:	New Site
HM Ref:	
UCS Character Area:	CITY CENTRE
Address:	1 Sussex Place
Postcode:	BT2
District Electoral Area:	BOTANIC
Area Working Group:	
Site Area (ha):	0.0503
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:	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:	NONE
Housing Zoning:	NONE

## Absolute Constraints

Sites below 0.1ha or 5 residential units:	No
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Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0503

## **Site Suitability Assessment**

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

## **Availability**

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

## **Achievability**

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

## **Conclusions**

Is the Site Suitable?	Housing & 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:** 15.8948  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 39607  
**Employment Yield:** 1980.4000  
**Potential Employment Type:** B1  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3519</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Sussex Place and lands adjacent to Hamilton House.
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0427
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	LA04/2015/0224/F - Retention, conversion and extension of former convent house for 6 one-bedroom and 6 two-bedroom apartments (12 in total)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	LA04/2015/0224/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0427

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Approved.
Refined Density Assumption:	
Housing Yield:	12
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3520</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Joy St and May St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1094
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Pre-app discussion regarding possible office building. As no approval in place the site considered suitable for housing or office. Currently surface car parking.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1094



## Site Suitability Assessment

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

## Availability

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

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure 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

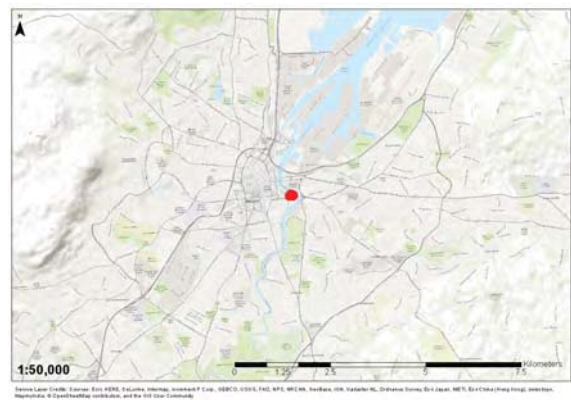
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3521</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Laganbank Road, adj to St Johns Close
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1533
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Private surface level car park. Potential to redevelop and provide underground car parking.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1533

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

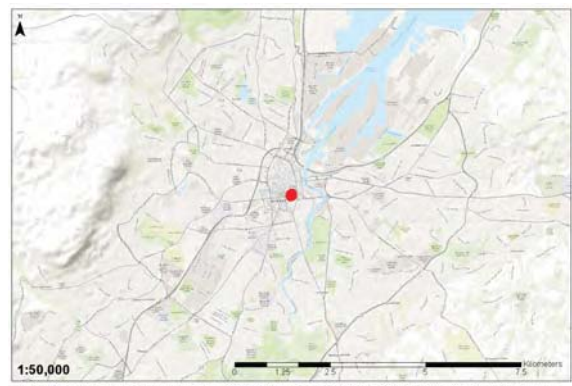
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3525</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Junction of Montgomery St and Gloucester St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1058
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1058

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3526</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	87-91 Ann Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0609
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Derelict building. Listed.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0609

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	
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:	B1
Traveller Site:	No
Phase:	
Comments:	

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# Belfast Urban Capacity Study

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## 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:**

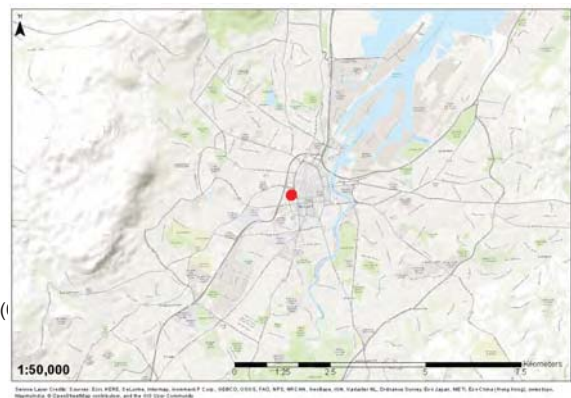
**Site Area (ha):** 0.0828

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

**Description:** LA04/2016/2018/F - pending - Seven storey residential development comprising 46 apartments with associated basement level 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:**

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

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



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0828

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

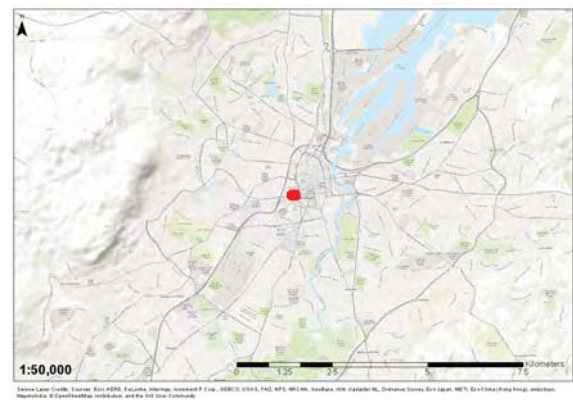
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3528</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at 27 Grovesnor Road
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3172
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Occupied by McCausland Car Park. Has development potential in the medium to long term.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SIGNIFICANT
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3172

## Site Suitability Assessment

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

---

## Availability

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

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## Achievability

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

---

## Conclusions

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

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## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	100
Potential Housing Type:	Apartment
Employment Density Assumption:	39607
Employment Yield:	12674.2000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3529</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Site at Grosvenor Rd/Glengall St/Durham St
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4339
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site is underutilised. Parts used for surface car parking.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SERIOUS
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4339

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	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

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## Conclusions

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

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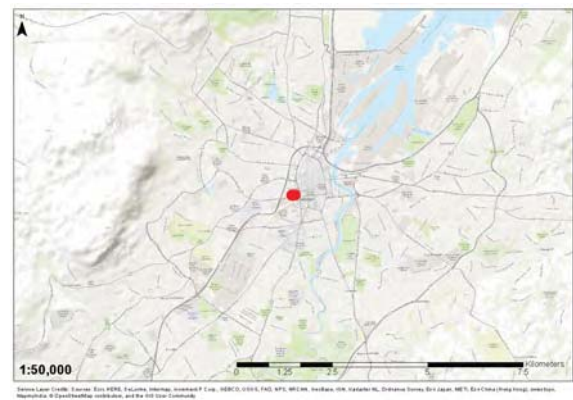
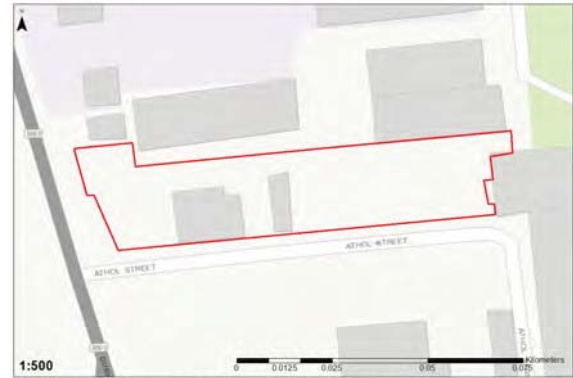
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	137.1124
Potential Housing Type:	Apartment
Employment Density Assumption:	39607
Employment Yield:	17031.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3530</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at Athol Street
<b>Postcode:</b>	BT 010/6
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2343
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Various parcels of underutilised land including a two tier car park.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SIGNIFICANT
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2343

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	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

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## Conclusions

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

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## Yield, Phasing & Type

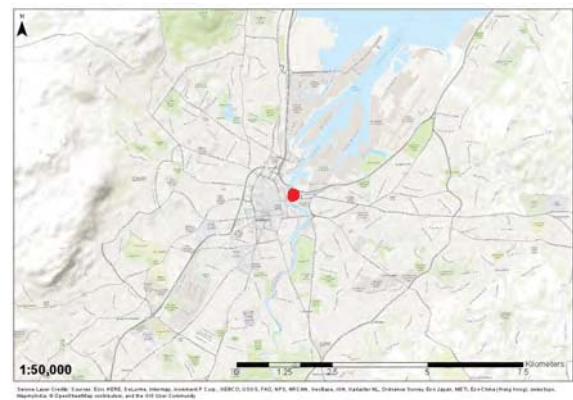
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	74.0388
Potential Housing Type:	Apartment
Employment Density Assumption:	39607
Employment Yield:	9109.6000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3531</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Queens Quay, Lands adjacent to Lagan Footbridge
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3425
<b>Current Land Use:</b>	Green space
<b>Description:</b>	Lands identified in the Queens Quay Masterplan and owned by DfC / DfI. Plans for the redevelopment currently being progressed by DfC.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3532</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Academy St and Exchange St
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1022
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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 part has been removed from site area.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	Z/2013/0845/F
<b>Other use Proposal Description:</b>	Proposed change of use to Class D1 (a) Medical or Health Services

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.042

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	1584.2800
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3533</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Academy Street (Surface Car Park)
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1420
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.142

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	5624.2000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3534</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Corner of Edward Street and Great Patrick Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0256
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant site with advertisement displays which might impact on the phasing of potential development.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0256

## Site Suitability Assessment

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

---

## Availability

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

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:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3535</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	22-42 Corporation Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3543
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	DfC owned Social Security building and BCC owned car park at Corporation Street.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3543

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3536</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	6-14 Tomb Street
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2911
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Part
<b>Other use Planning Reference No.:</b>	Z/2015/0176/F
<b>Other use Proposal Description:</b>	basement carpark, 250 bed hotel including; bar, conference facilities and ancillary accommodation,

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3538</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	16-20 Little Patrick Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1016
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1016

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Employment Yield:	3960.7000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3539</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	23-29 Little Patrick Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0505
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0505

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	2000.1540
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3540</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	32-36 Great Patrick St / 2 Nelson St
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1110
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.111

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Employment Yield:	4356.8000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3541</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	104 Great Patrick Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0736
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Single storey light industrial building appears to be vacant / derelict. Has potential for redevelopment.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0736

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3542</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	44-46 Corporation Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0842
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0842

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3543</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	St Kevin's Hall, North Queen St
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2691
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Hall has been demolished and site currently used as temp construction compound.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2691

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	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:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3544</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	120 Great Georges Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0725
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Former Rock Town Bar. Site suitable for residential use.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0725

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	22.91
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3546</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	52 York Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0983
<b>Current Land Use:</b>	
<b>Description:</b>	Large part of the site will be developed for a student acc scheme. Site 56 and 56A have potential for further development.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.026

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

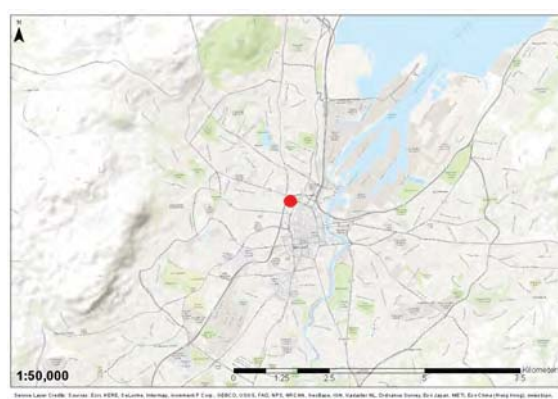
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3547</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	62 Clifton Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2422
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Previously part of the Northside Regeneration Scheme - since withdrawn.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2422

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

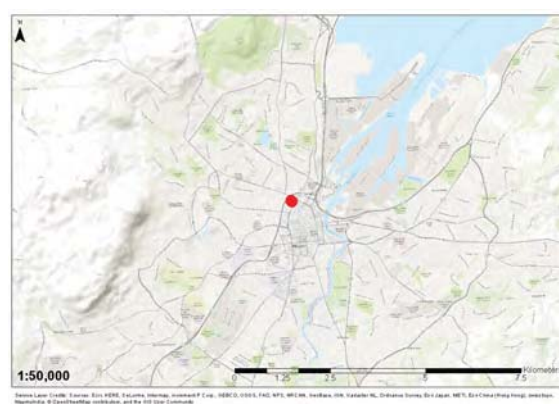
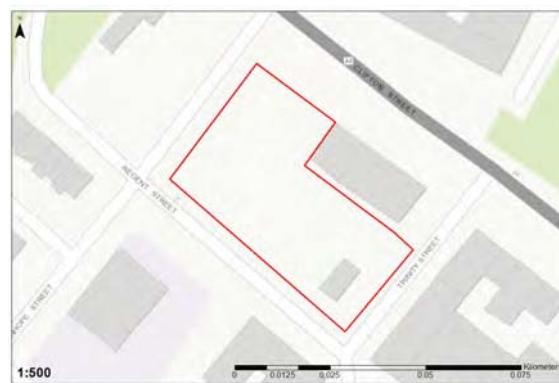
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	76.5352
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3548</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	To the rear of 38-44 Clifton Street
<b>Postcode:</b>	BT13 1AB
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1974
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Previously part of the Northside Regeneration proposals. Since withdrawn.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1974

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

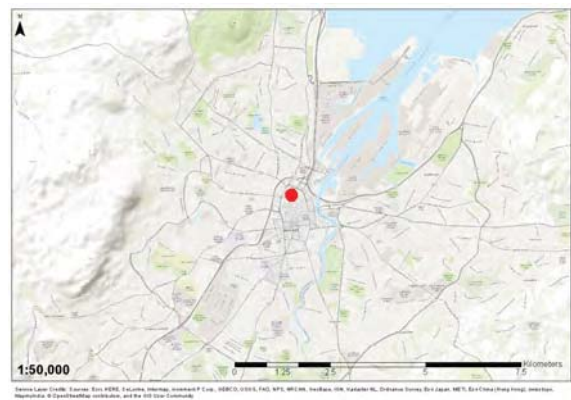
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	62.3784
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3549</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Belfast Telegraph Building, Royal Avenue
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3986
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Proposal to redevelop as a major office scheme. Pre-application stage.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

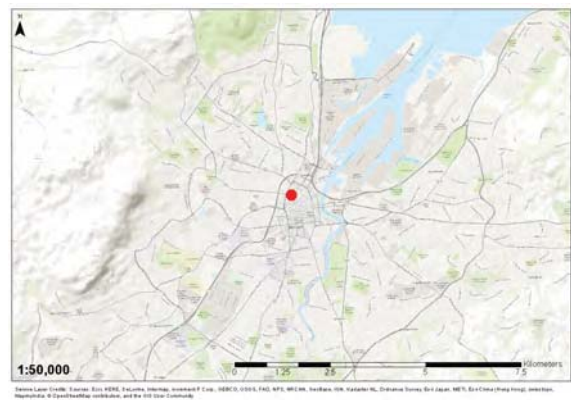
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	15787.3502
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3552</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Union Street Car Park
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0258
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Lands within the Northside Regeneration Scheme - planning withdrawn.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0258

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	8.1528
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	1021.8610
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3553</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	131-153 North Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3055
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Lands within the Northside Regeneration Scheme
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3055

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

Is the Site Suitable?	Housing & 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
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	12099.9390
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3554</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at North St/Samuel St
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.5396
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Many of the building are now derelict. This site was within the Northside Development Scheme
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.5396

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3555</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Smithfield Market and adj car parking
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.5483
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site include Smithfield Market and adjacent parking area. This was within the former Northside Development Scheme.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Unknown
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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3556</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at Gresham Street and North Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6788
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6788

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	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

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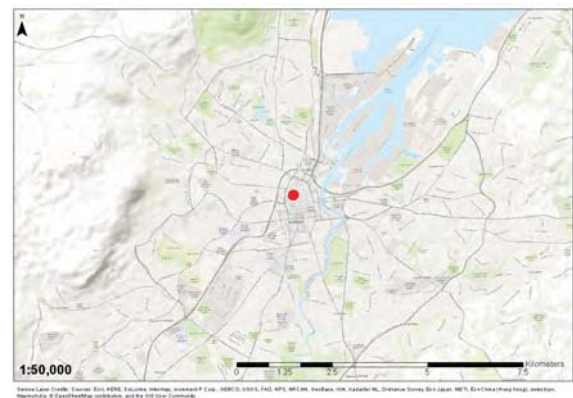
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3557</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	22-24 Gresham Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0177
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site partially demolished.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Yes
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0177

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

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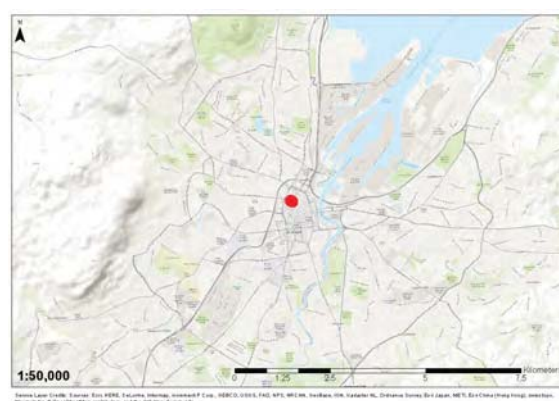
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	5.5932
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	673.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3558</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	93-129 North Street
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3167
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Lands within the Northside Regeneration Scheme - since withdrawn. Some derelict buildings - however others are occupied for retail use.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3167

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

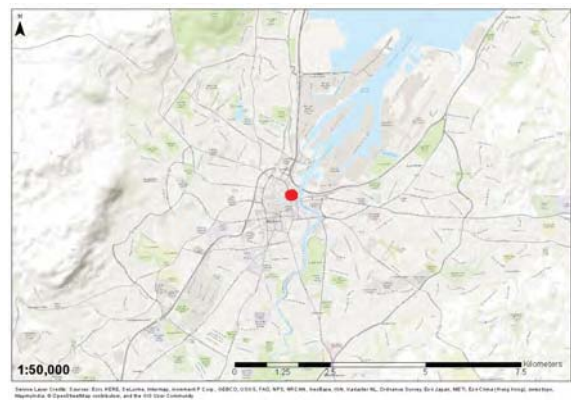
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	100.0772
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	12543.5370
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3560</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	4 Queen's Square
<b>Postcode:</b>	BT1 3DJ
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2302
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Note this site is subject to an application for office development (LA04/2015/0731/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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.2302

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	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

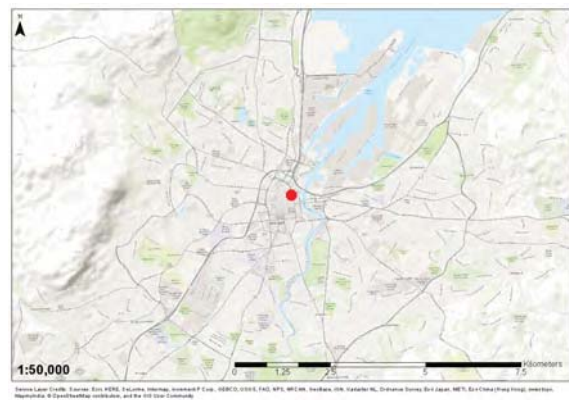
## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** 316  
**Refined Density Assumption:**  
**Housing Yield:** 72.7432  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 39607  
**Employment Yield:** 9117.5310  
**Potential Employment Type:** B1  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3561</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Site at corner of Waring St and Victoria St
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0429
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant corner sites. Advertising hoardings in place which could impact on the phasing of development.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:

<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0429

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

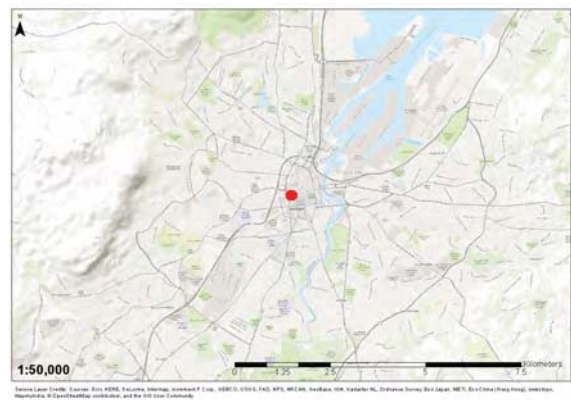
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	13.5564
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	1699.1400
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3564</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	21-27 Queen Street
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0580
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Vacant / derelict church or hall.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.058

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

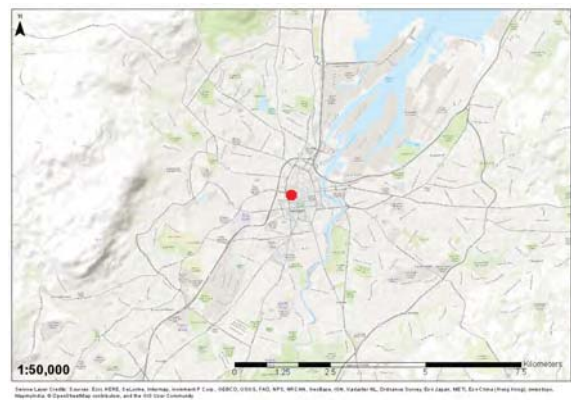
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3565</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	15 College Avenue
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0308
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Derelict buildings. Suitable for redevelopment.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0308



## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

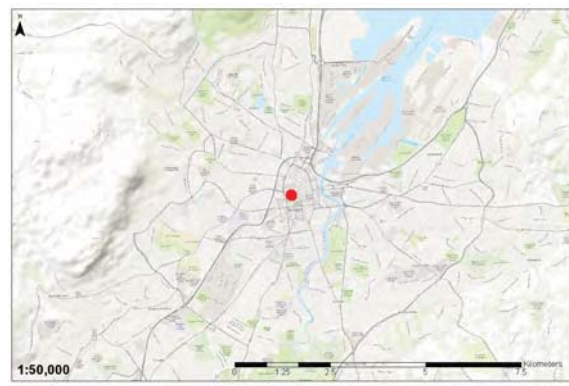
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	9.7328
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	1188.2100
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0869

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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 & Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

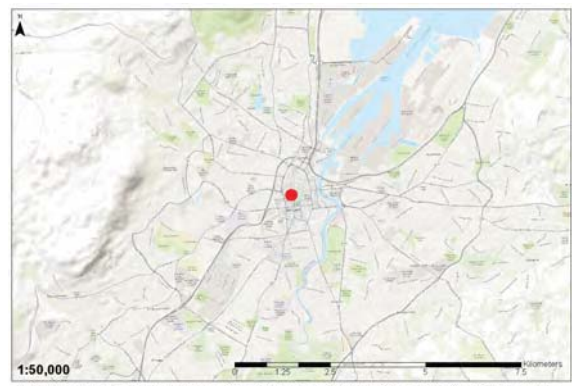
## Yield, Phasing & Type

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:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.159

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	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?	Yes

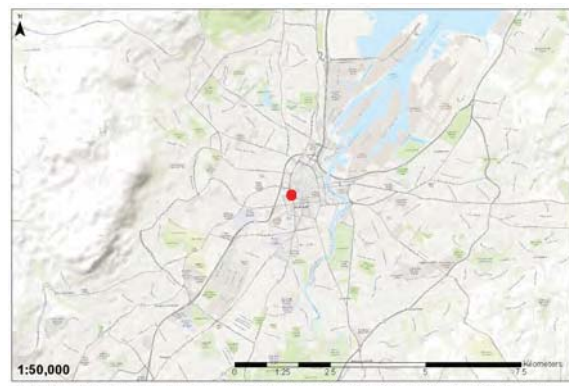
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	50.244
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	6297.5130
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3569</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	3 College Sq North
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0197
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Small vacant corner site. recently on the market for sale.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0197

## Site Suitability Assessment

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

## Availability

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

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure 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

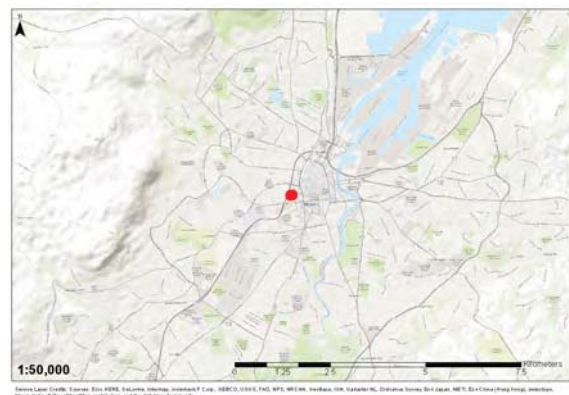
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	6.2252
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	780.2580
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3570  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** CITY CENTRE  
**Address:** 89 Durham Street  
  
**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:** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

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



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1109

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

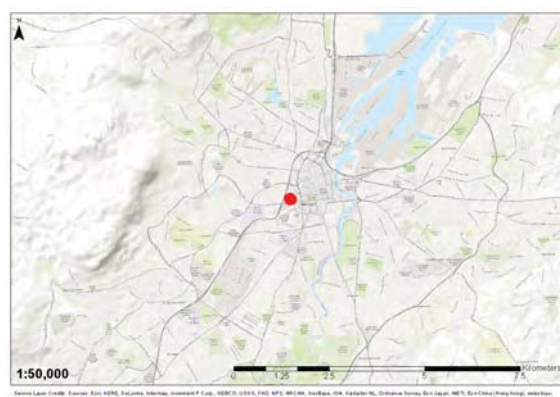
## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** Approved  
**Refined Density Assumption:**  
**Housing Yield:** 23  
**Potential Housing Type:** Apartment/Flat  
**Employment Density Assumption:** 0  
**Employment Yield:** 0.0000  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3571</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Vacant site within City Link Business Park
<b>Postcode:</b>	CC 031
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2205
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SIGNIFICANT
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2205

## Site Suitability Assessment

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

---

## Availability

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

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## Achievability

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

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## Conclusions

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

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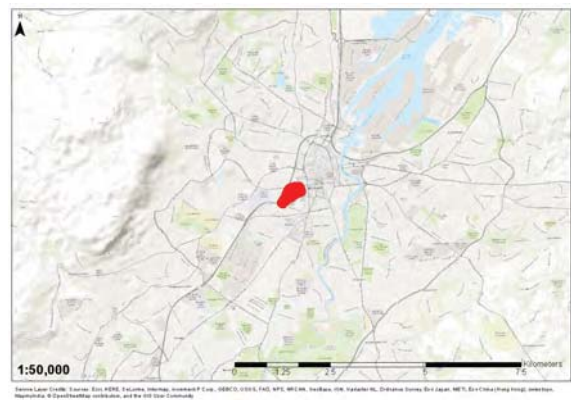
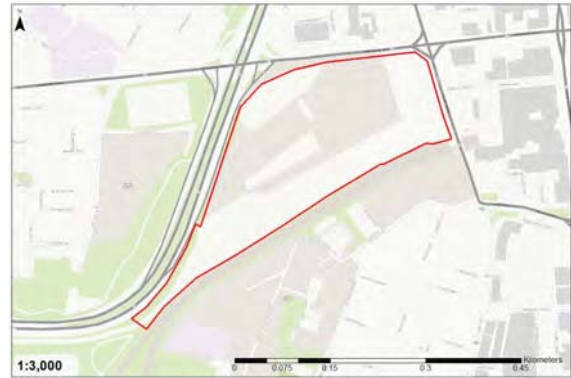
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	0
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	8713.5000
Potential Employment Type:	B1
Traveller Site:	Yes
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3572</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Belfast Transport Hub - (Main Site)
<b>Postcode:</b>	BT 010/4
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	7.5706
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Information sourced from consultants therefore is indicative (JANUARY 2017)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	LA04/2017/1388/F
<b>Other use Proposal Description:</b>	New integrated transport interchange

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	7.5706

## Site Suitability Assessment

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

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## 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		

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## Achievability

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

---

## 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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3573</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Belfast Transport Hub - rear of Europa
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.0301
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Information provided by consultant - indicative - January 2017
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	LA04/2017/1388/F
<b>Other use Proposal Description:</b>	New integrated transport interchange

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.0301

## Site Suitability Assessment

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

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	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

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## Conclusions

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

---

## Yield, Phasing & Type

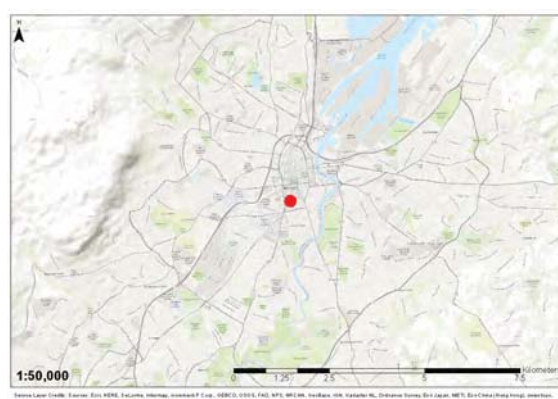
Housing Density Assumption (Dwellings per hectare):	Pre-app
Refined Density Assumption:	
Housing Yield:	134
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	Pre-app
Employment Yield:	28196.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3574</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Bankmore Square (Dublin Road Cinema)
<b>Postcode:</b>	BT2
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2758
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	Yes
<b>Employment Planning Reference No.:</b>	LA04/2017/0562/F
<b>Employment Planning Proposal Description:</b>	Demolition of existing cinema building and erection of a 12 storey Grade A office
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.2758

## **Site Suitability Assessment**

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

## **Availability**

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

Housing Density Assumption (Dwellings per hectare): 0

Refined Density Assumption:

Housing Yield:

Potential Housing Type: Apartment/Flat

Employment Density Assumption: Approved.

Employment Yield: 23690.3000

Potential Employment Type: B1

Traveller Site: No

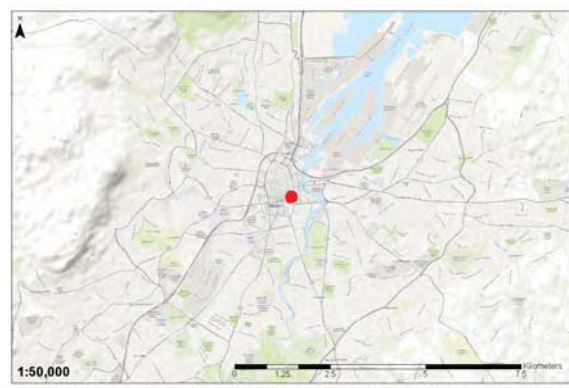
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3576</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	49-55 Chichester Street
<b>Postcode:</b>	BT1 4HL
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2916
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2916

## Site Suitability Assessment

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

## Availability

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

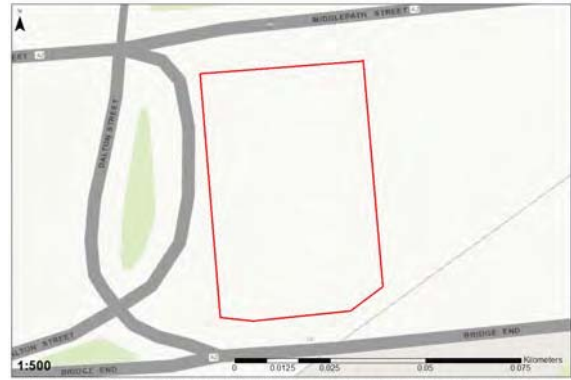
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3577</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	LANDS BETWEEN MIDDLEPATH STREET, DALTON STREET
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2781
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2781

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

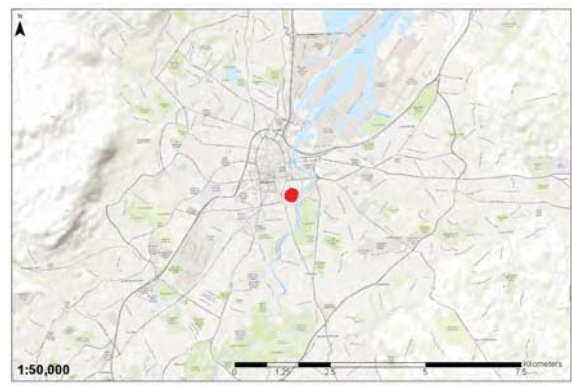
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3579</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Cromac Place, adj Lighthouse Building
<b>Postcode:</b>	BT 125
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7333
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	This site forms part of a larger HM site. Zoned for social housing although recently approved for commercial development - LA04/2016/2267/F
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7333



## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	Employment
Is the Site Available?	Yes
Is the Site Achievable?	Yes

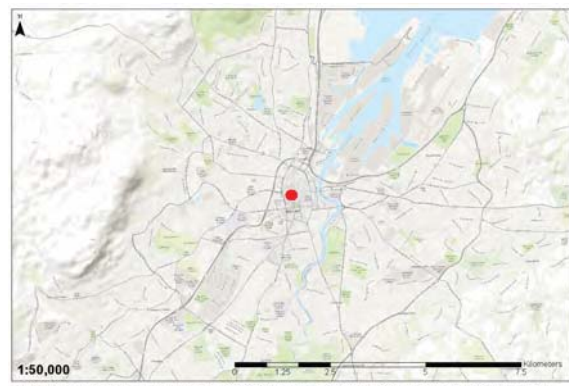
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3580</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Norwich Union House
<b>Postcode:</b>	CC 029
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1024
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Pre-planning discussions regarding potential office scheme
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1024

## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	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:	32.3584
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	4055.7570
Potential Employment Type:	B1
Traveller Site:	
Phase:	
Comments:	

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# Belfast Urban Capacity Study

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## 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

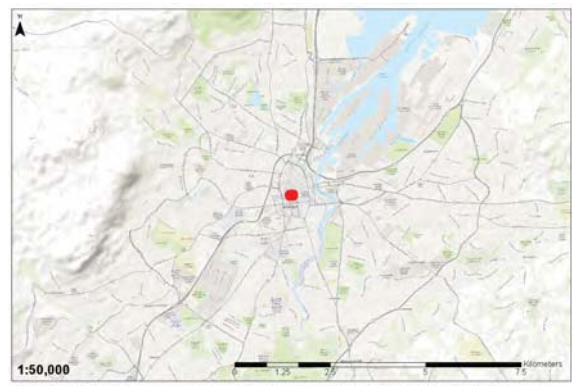
**Area Working Group:**

**Site Area (ha):** 0.2391

**Current Land Use:** Underutilised site

**Description:** LA04/2016/1762/F - Extension and refurbishment including: a total of 3078m<sup>2</sup> change of use from retail accommodation to commercial offices, a total of 1220m<sup>2</sup> change of use from commercial offices to retail, provision of 1863m<sup>2</sup> 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



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## 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:**

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

Sites below 0.1ha or 5 residential units:

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.2391

## Site Suitability Assessment

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

## Availability

Planning History:	2. Site has full planning permission for employment	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?	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: 6038.0000

Potential Employment Type: B1

Traveller Site:

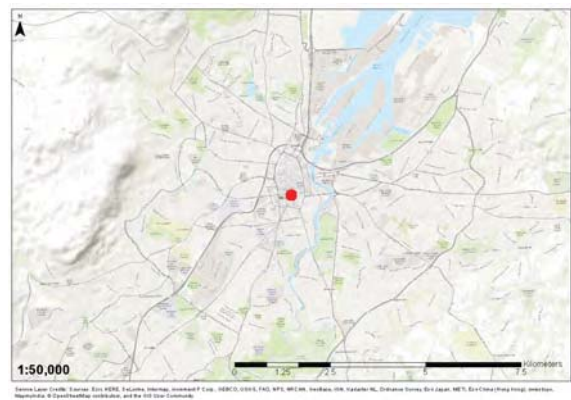
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3584</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	5 Donegal Square South
<b>Postcode:</b>	BT1
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1080
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	LA04/2017/0288/F - Demolition of existing building at 4-5 Donegal 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.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
--	----

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.108

## **Site Suitability Assessment**

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



**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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3589</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Site opposite 4 Kinraig Road, Antrim Road
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1426
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.1426

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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 Kinraig Road.

# Belfast Urban Capacity Study

## 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  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** No  
**Size of Site Retained:**

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

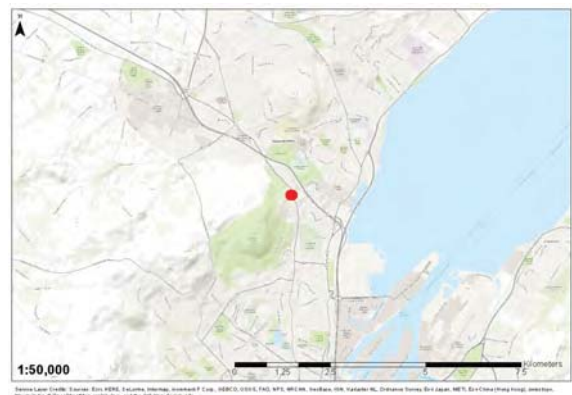
## Yield, Phasing & Type

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

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

# Belfast Urban Capacity Study

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

## Absolute Constraints

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



## Site Suitability Assessment

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

## Availability

Planning History:		Current Availability:	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:	4.059
Potential Housing Type:	
Employment Density Assumption:	39607
Employment Yield:	2922.4303
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	LLPA. Site less than 0.1ha.

# Belfast Urban Capacity Study

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

## Site Suitability Assessment

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

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

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## Availability

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

Current Availability:  
 Multiple Ownerships:  
 Potential for Ransom Strips:

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## Achievability

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

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## Conclusions

Is the Site Suitable?  
 Is the Site Available?  
 Is the Site Achievable?

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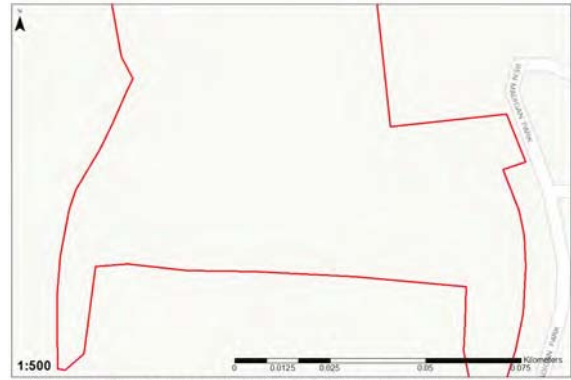
## Yield, Phasing & Type

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:  
 Traveller Site:  
 Phase:  
 Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3594</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	Site West of Ben Madigan Park, Antrim
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7757
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Steep sloping site and sites outside the 2017 urban footprint. Area reduced by 50% due to sloping nature.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.38785

## Site Suitability Assessment

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

## Availability

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

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3595</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands opposite 976 Shore Road
<b>Postcode:</b>	BHA 10
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.9705
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Heavily vegetated greenspace along Shore Road. Estimated that approx. 50% of the site fronting Shore Road may be suitable for development.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.49

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3598</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	776-778 Shore Road
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3319
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Part use as Car Wash Facility - redevelopment potential.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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



## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	18.2545
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 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:**

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## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

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

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

## Site Suitability Assessment

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

## Availability

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

## Achievability

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

## Conclusions

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

## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** 55  
**Refined Density Assumption:**  
**Housing Yield:** 40  
**Potential Housing Type:** Semi  
**Employment Density Assumption:** 0  
**Employment Yield:** 0.0000  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3600</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	704 Shore Road
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3204
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Former Parkmount Day Centre. Currently part used as a car sales.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	17.622
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3605</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands adjacent to Mount Vernon House.
<b>Postcode:</b>	BHA 10
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3788
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Area used for bonfire collection. Has development potential should it be deemed available. NIHE information suggests site is deemed surplus subject to PPS8 considerations.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

## Yield, Phasing & Type

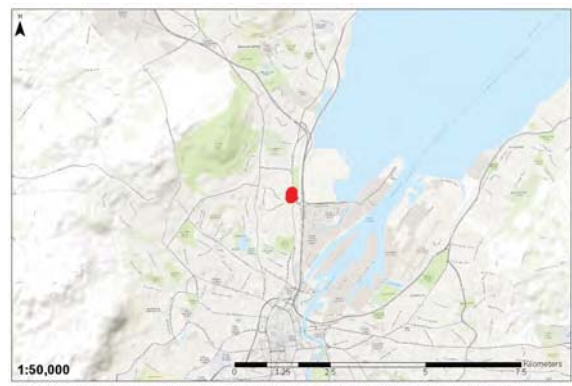
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	20.834
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3606</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands to the west of Mount Vernon Road
<b>Postcode:</b>	BHA 10
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.5450
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Green space owned by NIHE. NIHE consider surplus subject to PPS8 considerations.
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

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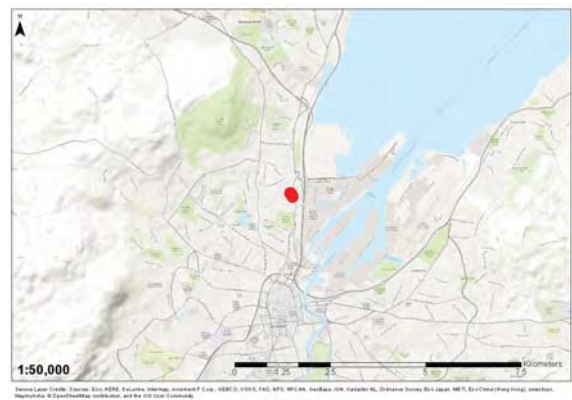
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	29.975
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3610</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Lands at Premier Drive
<b>Postcode:</b>	BT 129
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6753
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Open space
<b>Site Capacity:</b>	0



## Planning History

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

## Land Use Zoning

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

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

---

## Conclusions

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

---

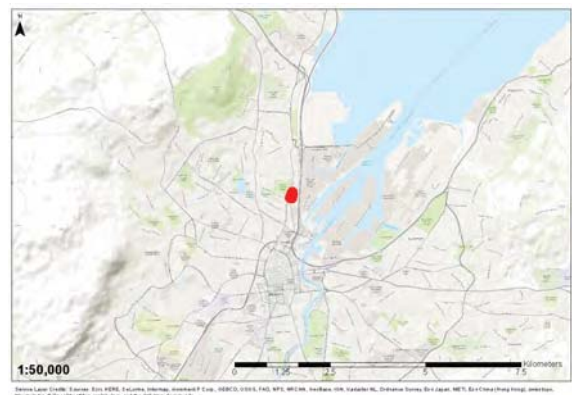
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	99.2691
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

## Achievability

Market Attractiveness:	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

---

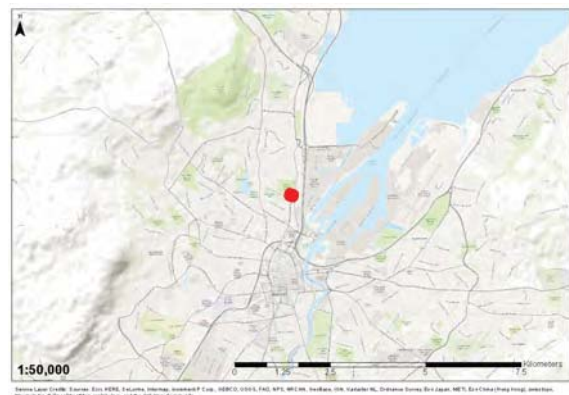
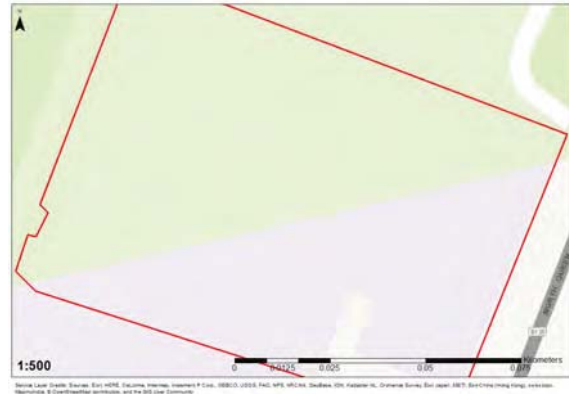
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	75.9255
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

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

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

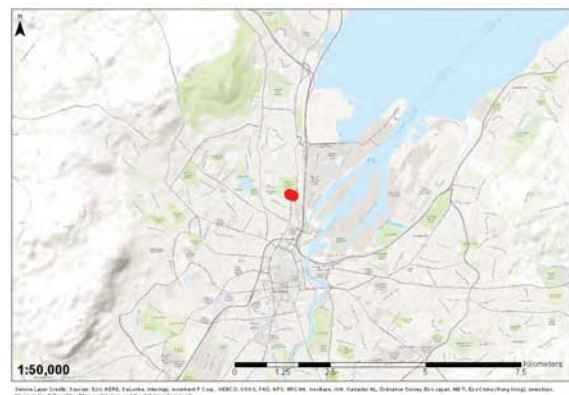
Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	148.9585
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

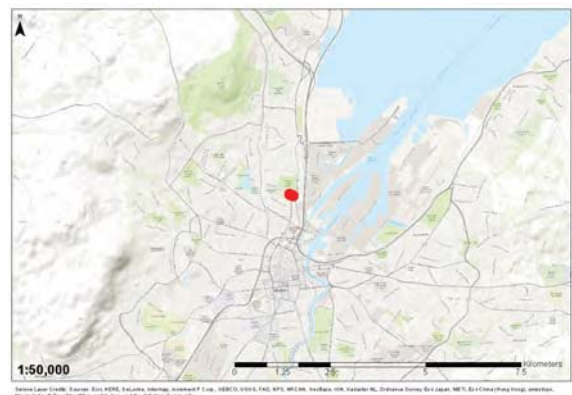
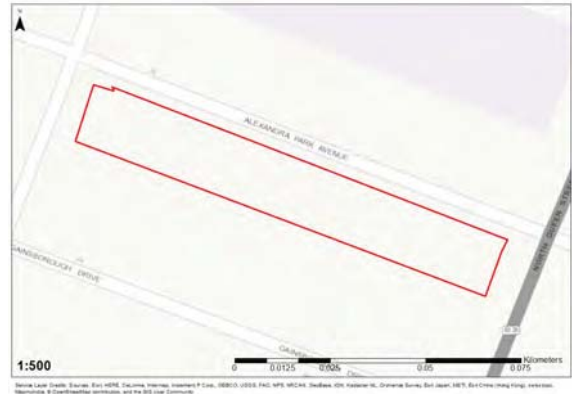
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	28.6955
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

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

---

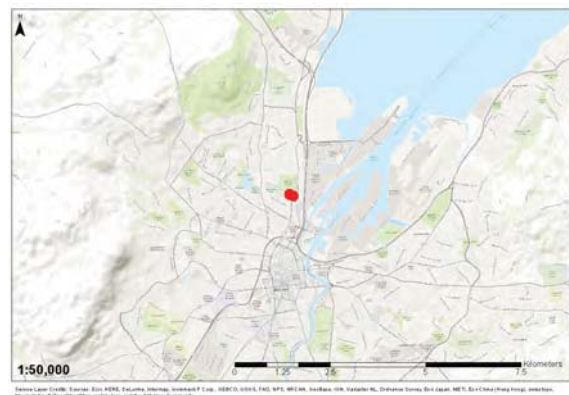
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	27.231
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

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

## Site Suitability Assessment

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

---

## Availability

Planning History:		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

---

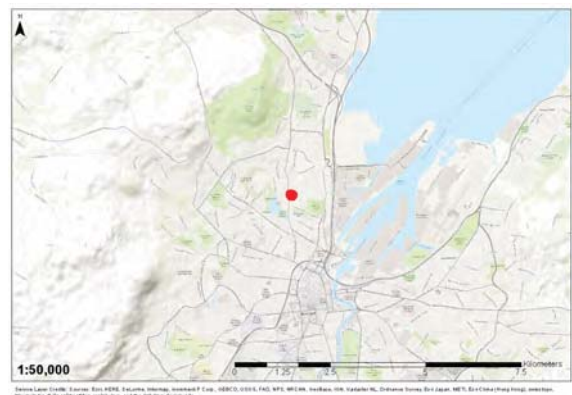
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	31.4215
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

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

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SERIOUS		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

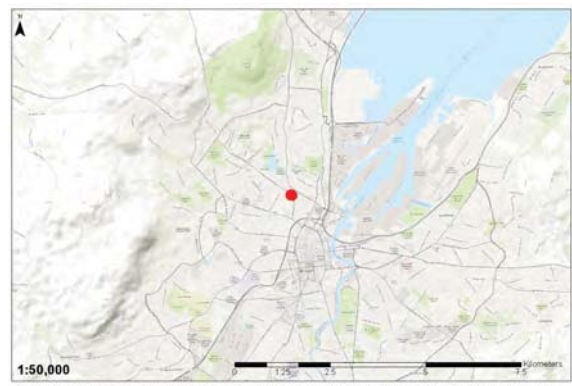
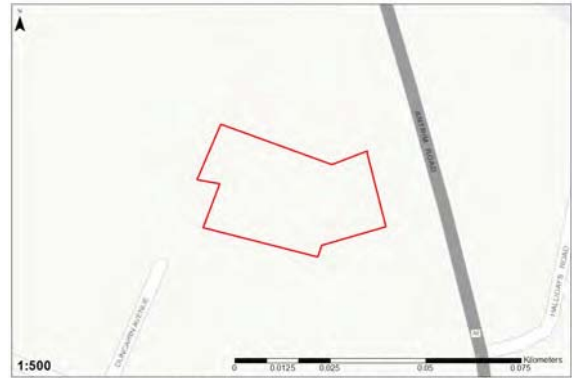
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	6.655
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3621</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Lands at 190 Lisburn Road
<b>Postcode:</b>	BT 091
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1089
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Underutilised site to the side and read of St Vincent DePaul.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	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

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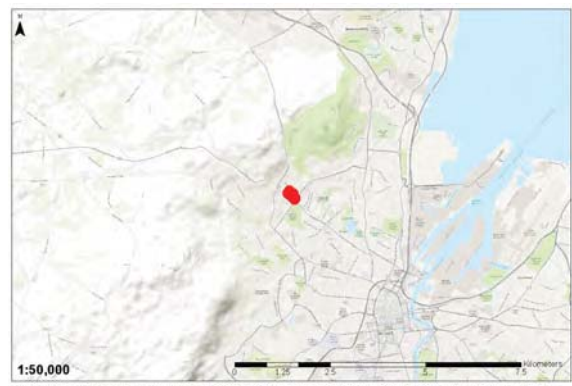
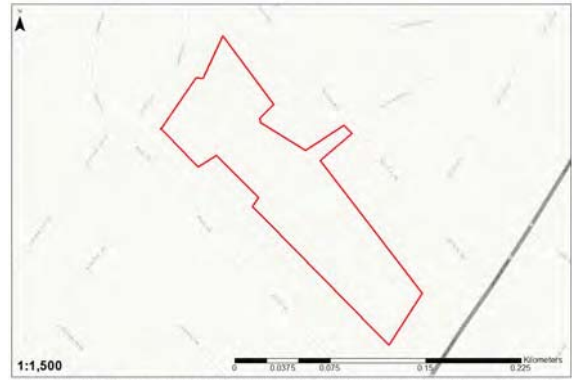
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	16.0083
Potential Housing Type:	Apartment
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3624  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** Lands to the rear of Ballysillan Park  
  
**Postcode:** BT 010/2  
**District Electoral Area:** OLDPARK  
**Area Working Group:**  
**Site Area (ha):** 1.5208  
**Current Land Use:** Underutilised site  
**Description:** Quite heavily wooded area which is designated as an LLPA.  
  
**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  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	SIGNIFICANT	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

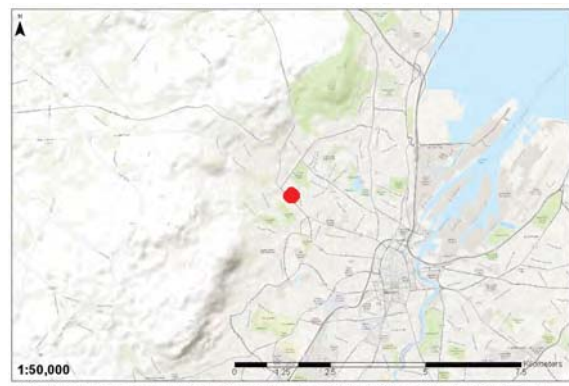
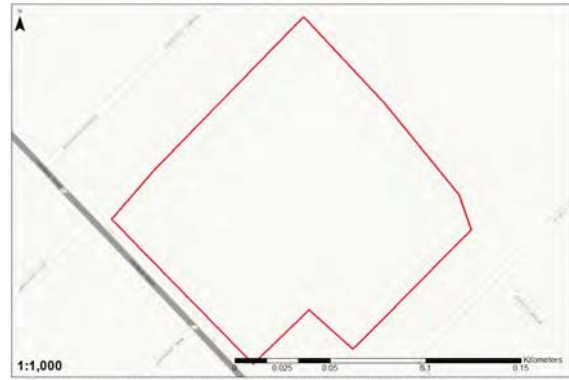
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## 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 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:	MINOR
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

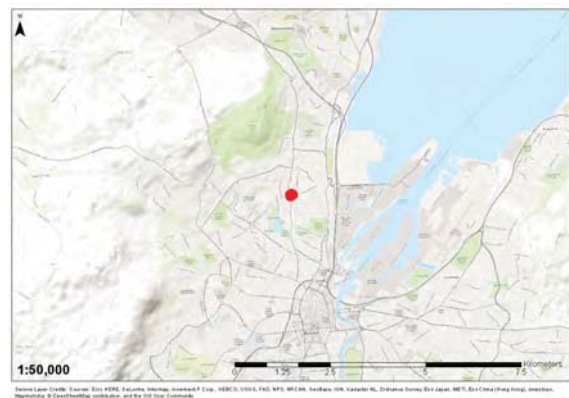
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 55  
**Refined Density Assumption:**  
**Housing Yield:** 102.9215  
**Potential Housing Type:** Semi  
**Employment Density Assumption:** 0  
**Employment Yield:** 0.0000  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3629</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	587A Antrim Road
<b>Postcode:</b>	BT 132
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2411
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site constrained by steep topography. Also in LLPA and SLNCI. Unsure what the site is used for but appears underused.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.12



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	Yes	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	Yes	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Unknown	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

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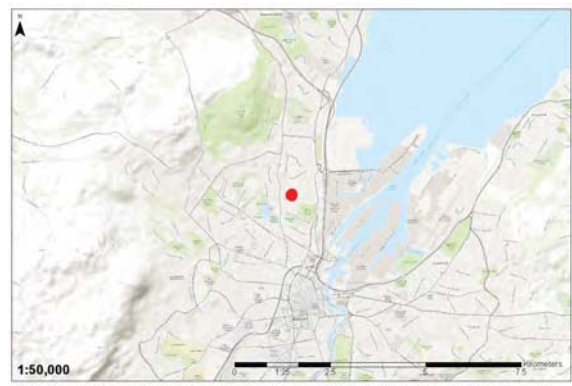
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3630  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** 62-68 SKEGONEILL AVENUE  
  
**Postcode:** BT 132  
**District Electoral Area:** CASTLE  
**Area Working Group:**  
**Site Area (ha):** 0.1701  
**Current Land Use:**  
**Description:** Building currently appears vacant. Permission below does 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:** 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:** Retail

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	SIGNIFICANT
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** 55  
**Refined Density Assumption:**  
**Housing Yield:** 9.3555  
**Potential Housing Type:** Semi  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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  
**Area of Existing Open Space:** NONE  
**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

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:

---

# Belfast Urban Capacity Study

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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

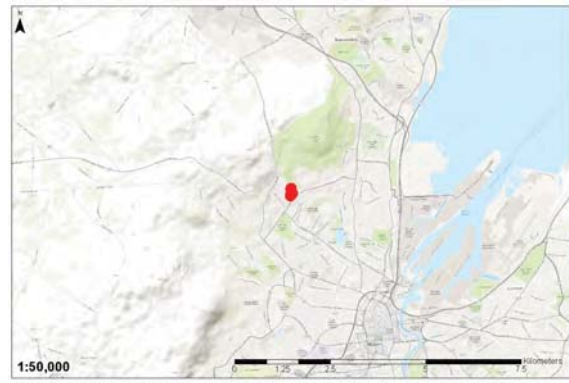
**Area Working Group:**

**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:** 0



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## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** Pending

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	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:** 12

**Potential Housing Type:** Terrace

**Employment Density Assumption:** 0

**Employment Yield:** 0.0000

**Potential Employment Type:**

**Traveller Site:**

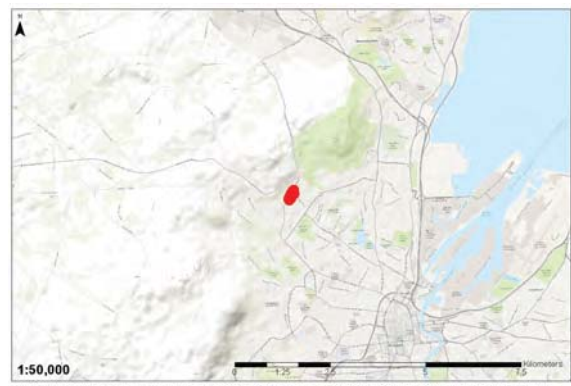
**Phase:**

**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3634  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** Lands at Ballysillan Avenue  
  
**Postcode:** BT 094  
**District Electoral Area:** OLDPARK  
**Area Working Group:**  
**Site Area (ha):** 1.3986  
**Current Land Use:** Underutilised site  
  
**Description:** Green space link to housing development. Appears to have potential for housing if considered surplus by NIHE.  
  
**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 alternative use:** Part  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.45

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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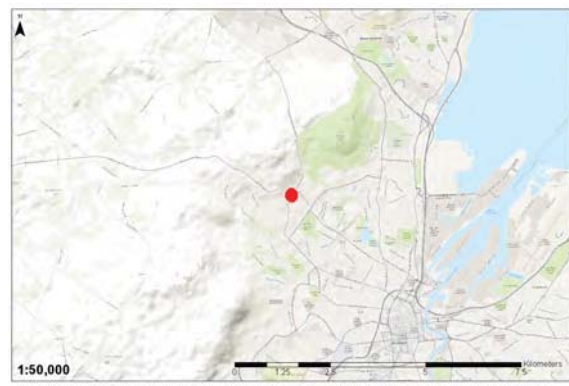
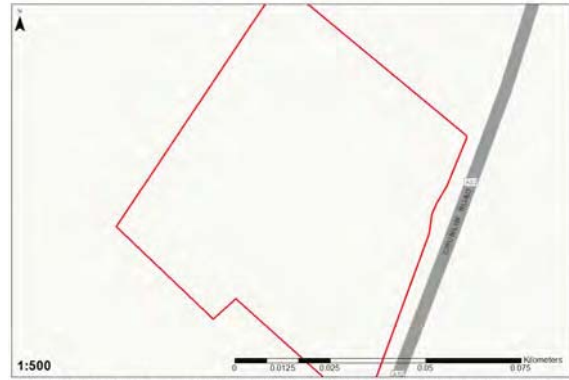
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	25
Potential Housing Type:	Terrace
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3635</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	
<b>Postcode:</b>	BT 094
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	Site at Crumlin Road
<b>Site Area (ha):</b>	0.5404
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Currently a field. Located inside the development limits therefore has development potential. No planning approvals in place.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Steeply sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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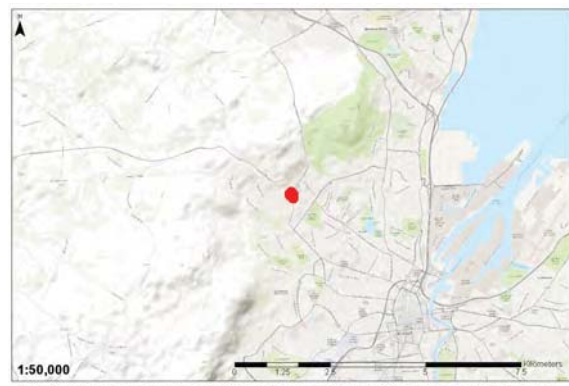
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3636</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	998 Crumlin Road
<b>Postcode:</b>	BT 116
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7985
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant site with indications of some development. No planning approval visible on the portal.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

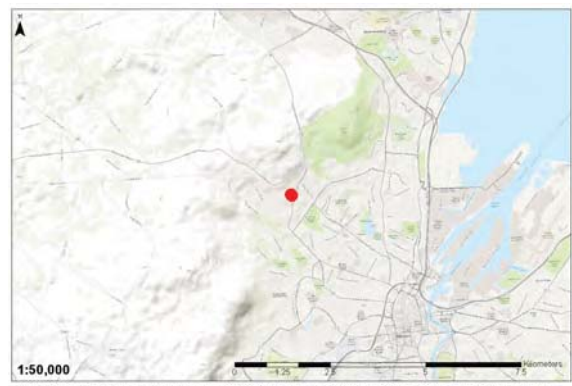
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3638</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	1000 Crumlin Road
<b>Postcode:</b>	BT 116
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4016
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Under construction LA04/2016/1094/F - Access to small residential development
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:	1. Site has full planning permission for housing	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

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:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3639  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** Large site at Greenhill Grove  
  
**Postcode:** BT 121  
**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 anti-social behaviour. Unsure if the site is available - would require the school to confirm its availability.  
  
**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  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	CONSIDERABLE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

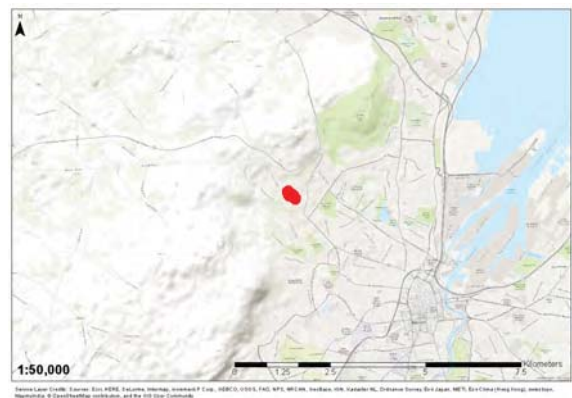
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3640</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands to the rear of 2 Limehill Grove
<b>Postcode:</b>	BT 010/2
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.7648
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Open space with pathway leading through. Slightly sloping site. Unsure if the site is available.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	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?	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:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3643

**Source:** New Site

**HM Ref:**

**UCS Character Area:** WIDER CITY

**Address:** Lands at Forthriver Parade

**Postcode:** BT 107

**District Electoral Area:** COURT

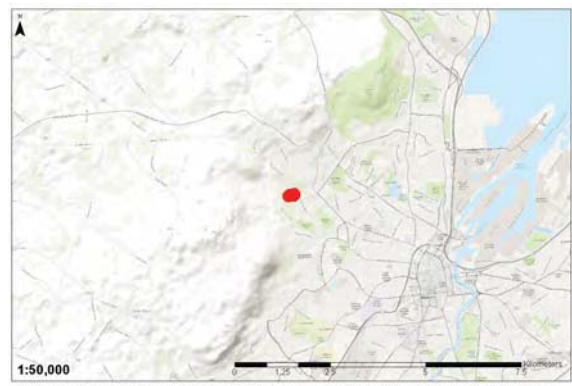
**Area Working Group:**

**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:** 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 alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.4

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## **Achievability**

Market Attractiveness:	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: 22

Potential Housing Type: Terrace

Employment Density Assumption: 0

Employment Yield: 0.0000

Potential Employment Type:

Traveller Site:

Phase:

Comments:



---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3644

**Source:** New Site

**HM Ref:**

**UCS Character Area:** WIDER CITY

**Address:**

**Postcode:** BT 107

**District Electoral Area:** COURT

**Area Working Group:**

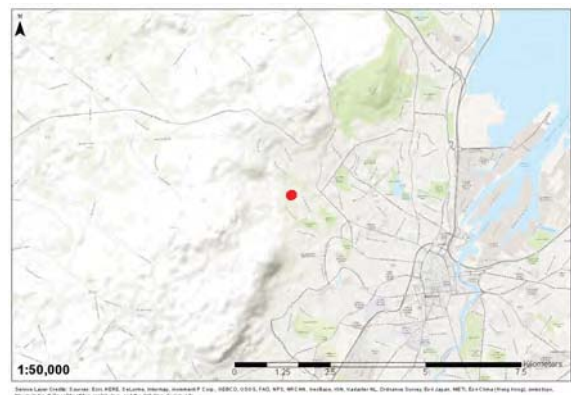
**Site Area (ha):** 0.0001

**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

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:**

**Evidence that the site is being developed for alternative use:**

**Historic Park, Garden and Demesne:** NONE

**Urban Landscape Wedge:** NONE

**Area of Existing Open Space:** NONE

**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

### Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

### Willing Owner:

### Current Availability:

### Multiple Ownerships:

### Potential for Ransom Strips:

---

## Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

Is the Site Available?

Is the Site Achievable?

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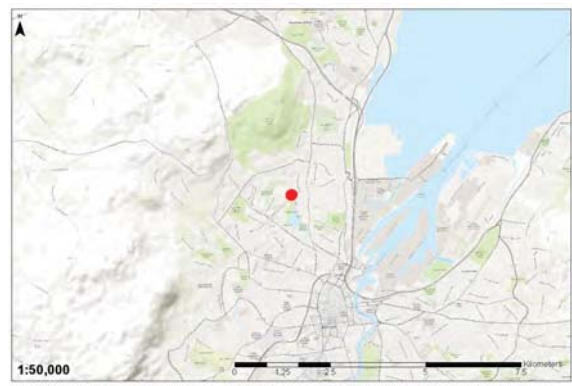
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3648</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	68 OLD WESTLAND ROAD
<b>Postcode:</b>	BT 142
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1124
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Appears to be a vacant site with a 'for sale' sign up.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

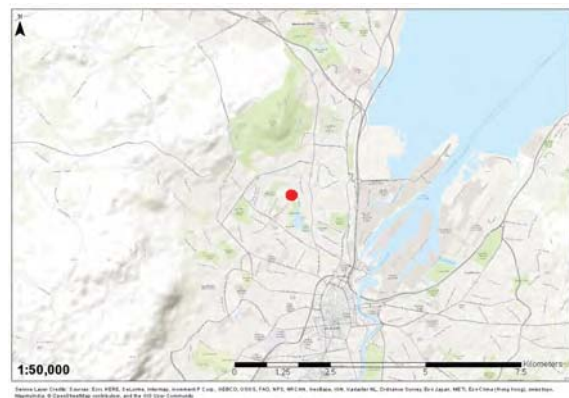
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	6.182
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3649  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** 52 OLD WESTLAND ROAD  
  
**Postcode:** BT 010/2  
**District Electoral Area:** CASTLE  
**Area Working Group:**  
**Site Area (ha):** 0.1324  
**Current Land Use:** Vacant 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

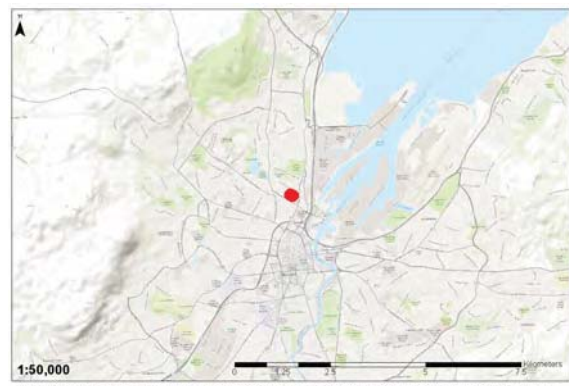
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3650  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** INNER CITY  
**Address:** LANDS AT MERVUE STREET  
  
**Postcode:** BT 085  
**District Electoral Area:** CASTLE  
**Area Working Group:**  
**Site Area (ha):** 0.5100  
**Current Land Use:** Vacant site  
  
**Description:** Cleared housing site. Previously terraced housing. Due to the context of the surrounding area. NIHE information confirms 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	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

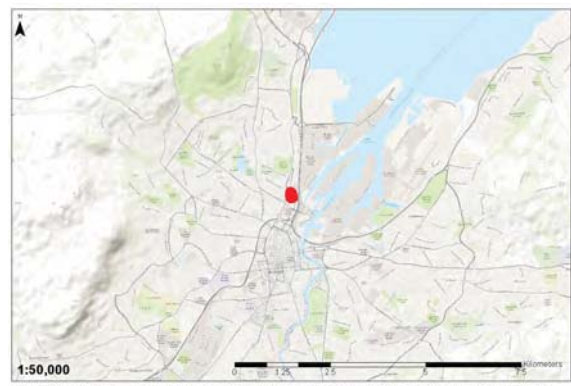
Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	73.95
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3652  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** LANDS AT YORK STREET  
  
**Postcode:** BT 085  
**District Electoral Area:** CASTLE  
**Area Working Group:**  
**Site Area (ha):** 0.6961  
**Current Land Use:** Underutilised site  
  
**Description:** Majority of the site is fully utilised for retail. The northern corner is vacant and has been taken forward.  
  
**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 alternative use:** Part  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.15

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	MINOR		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

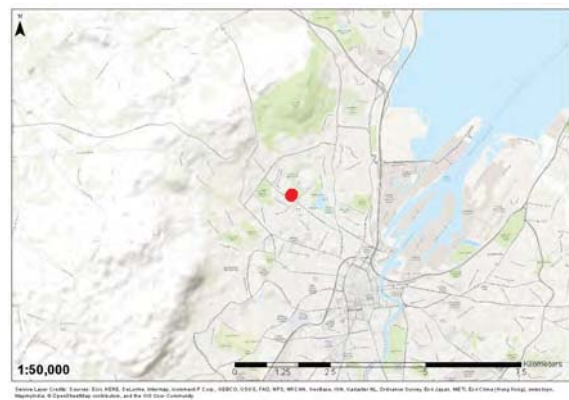
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	22
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3654</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	523 OLDPARK ROAD
<b>Postcode:</b>	BT 097
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3473
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Part of the site provides a football pitch for the Youth Club opposite. Approx. half the site suitable for development
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Part
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.21

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	30
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3656

**Source:** New Site

**HM Ref:**

**UCS Character Area:** INNER CITY

**Address:** LANDS AT ANNALEE COURT

**Postcode:** BT 091

**District Electoral Area:** OLDPARK

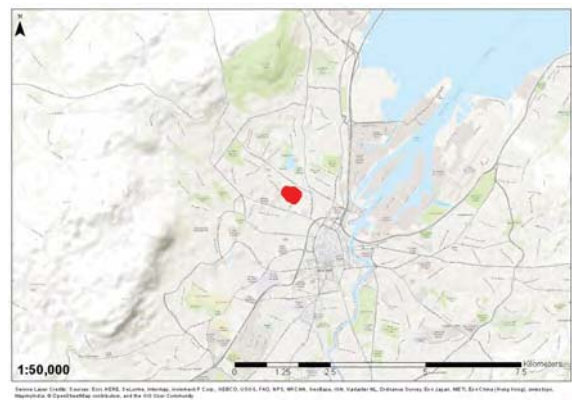
**Area Working Group:**

**Site Area (ha):** 2.7109

**Current Land Use:** Vacant site

**Description:** SITE SPLIT BY PEACE WALL. EVIDENCE 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 History

**Planning granted for residential use:** No

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.87

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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): 145

Refined Density Assumption:

Housing Yield: 126

Potential Housing Type: Apartment

Employment Density Assumption:

Employment Yield:

Potential Employment Type:

Traveller Site:

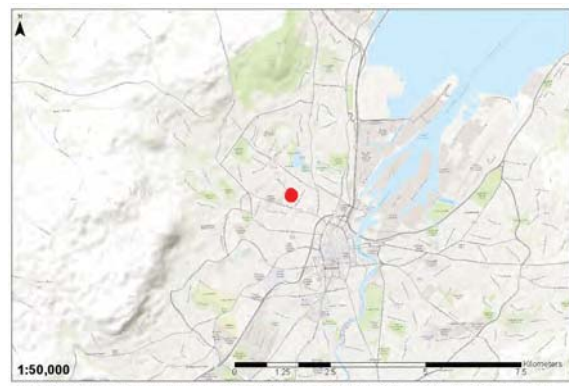
Phase:

Comments:

# Belfast Urban Capacity Study

## 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



## Planning History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:**  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		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):	147
Refined Density Assumption:	
Housing Yield:	98.49
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3658  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 317 OLDPARK ROAD  
  
**Postcode:** BT 123  
**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:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

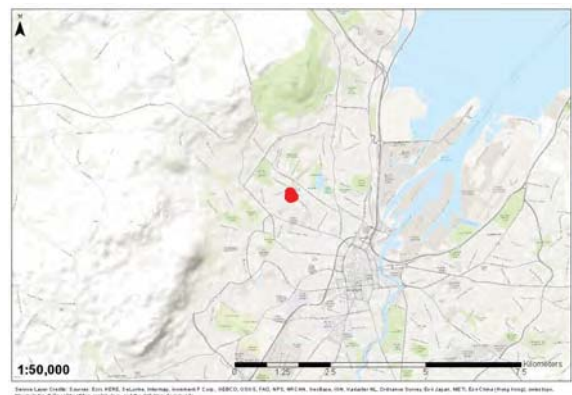
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	28.5621
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

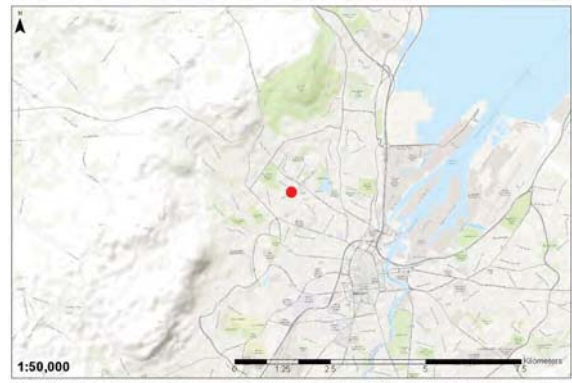
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	77.6307
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3660  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:**  
  
**Postcode:** BT 088  
**District Electoral Area:** OLDPARK  
**Area Working Group:**  
**Site Area (ha):** 0.0416  
**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  
**Area of Existing Open Space:** NONE  
**Potential 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:

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: FAR  
Distance from Arterial Route: 200-400m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

### Planning History:

### Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

### Willing Owner:

### Current Availability:

### Multiple Ownerships:

### Potential for Ransom Strips:

---

## Achievability

### Market Attractiveness:

### Infrastructure Constraints - Waste Water Treatment System:

### Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

Is the Site Available?

Is the Site Achievable?

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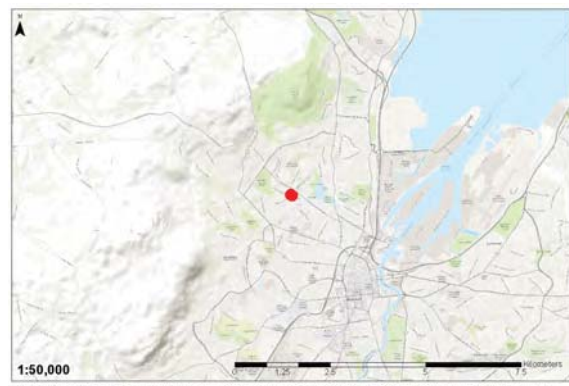
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
Refined Density Assumption:  
Housing Yield: 2.288  
Potential Housing Type:  
Employment Density Assumption: 39607  
Employment Yield: 1648.8162  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3661  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** INNER CITY  
**Address:** 16 ALLIANCE AVENUE  
  
**Postcode:** BT 123  
**District Electoral Area:** OLDPARK  
**Area Working Group:**  
**Site Area (ha):** 0.1417  
**Current Land Use:** Vacant site  
  
**Description:** Building remains vacant. Density assumption high for this site as it would be a refurb. Density has been refined to 9 units.  
  
**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  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** SERIOUS  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
  
**Size of Site Retained:**



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

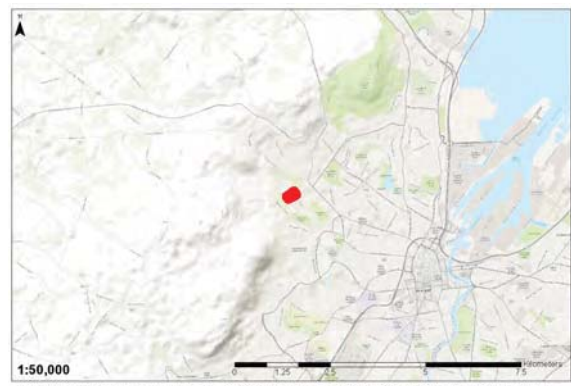
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	9
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3664</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands adjacent to 200-204 Forthriver Road
<b>Postcode:</b>	BT 107
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.8166
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	NIHE have confirmed the site is surplus subject to PPS8.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	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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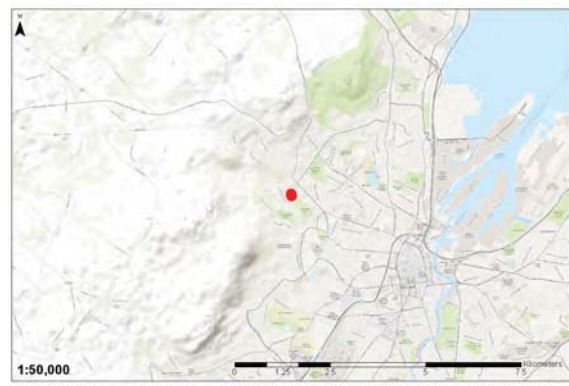
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	CONSIDERABLE		
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

---

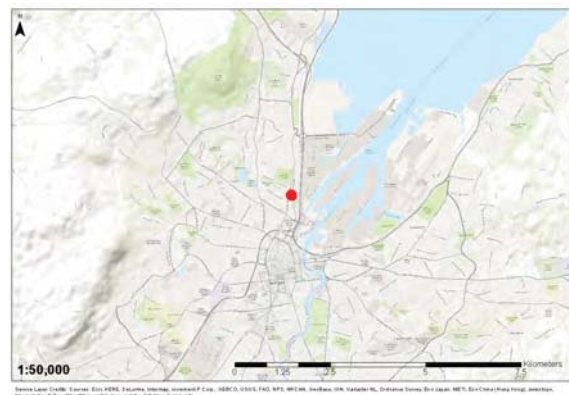
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	7.381
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3667  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

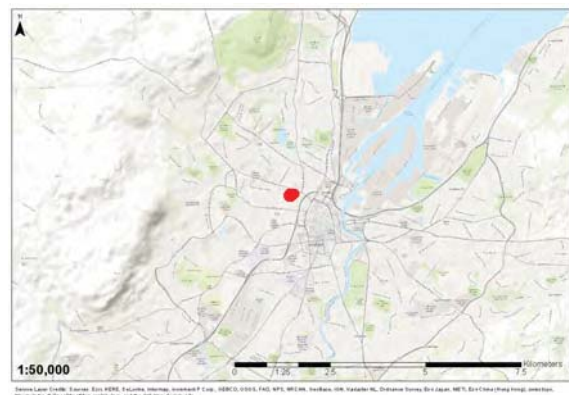
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	7.5852
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3669</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Lands at Hopewell Street
<b>Postcode:</b>	BT 101
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7426
<b>Current Land Use:</b>	Green space
<b>Description:</b>	Building Successful Communities report identifies the site for potential housing. Currently grassed are but was housing in the past. NIHE info confirms site is surplus.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7426



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:			

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

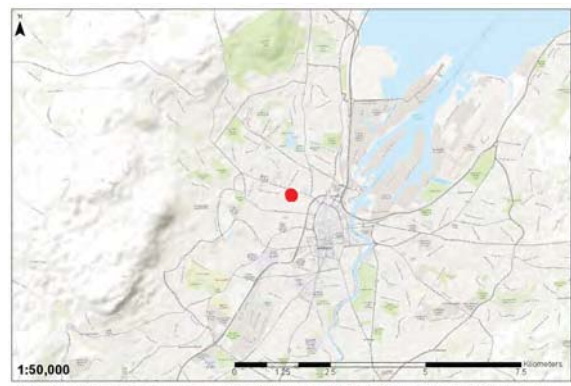
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	107.677
Potential Housing Type:	Terrace
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3671</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Lands at Hopewell Avenue.
<b>Postcode:</b>	BT 101
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3813
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	See Lower Shankill 'Building Successful Communities' Report.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3813

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	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

---

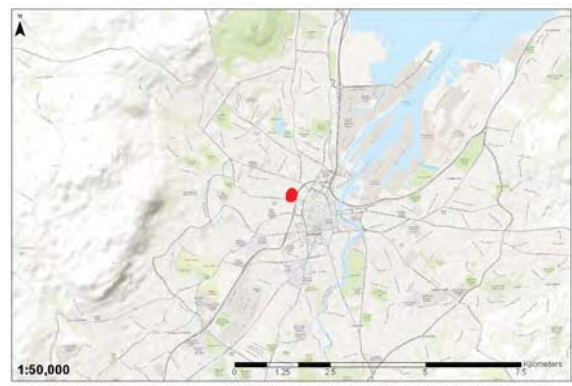
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## 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 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.12

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	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):** 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

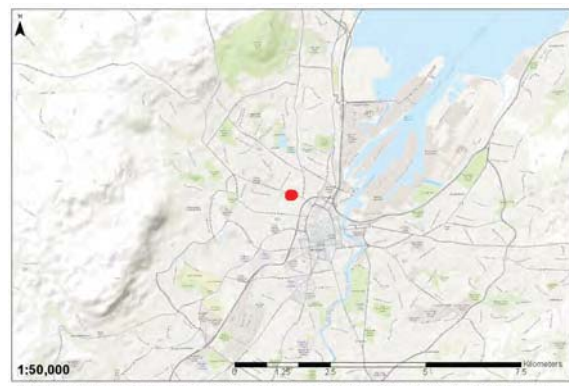
**Phase:**

**Comments:**

# Belfast Urban Capacity Study

## 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 route. small rectangular area to the rear is identified for housing in the Building Successful Communities Report  
  
**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  
**Mixed Zoning:** NONE  
**Housing Zoning:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.1632

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## **Achievability**

Market Attractiveness:	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



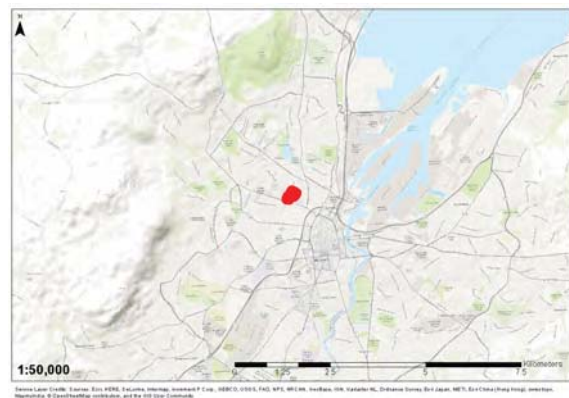
## **Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): 147  
Refined Density Assumption:  
Housing Yield: 23.9904  
Potential Housing Type: Apartment/Flat  
Employment Density Assumption: 0  
Employment Yield: 0.0000  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3677</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	LANDS AT CRUMLIN ROAD GAOL
<b>Postcode:</b>	BT 091
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	2.5682
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	The Girdwood Barracks Master plan identified these lands as development opportunity sites.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	Yes
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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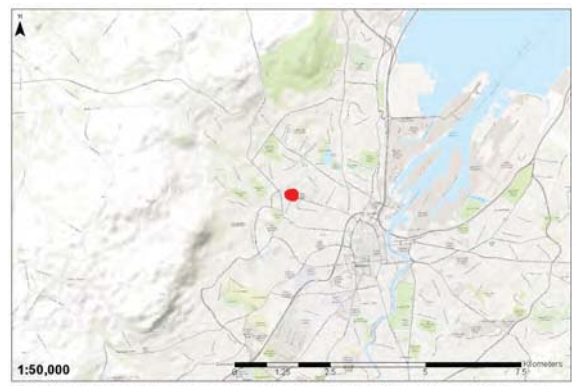
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3679  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** LANDS AT BROOKFIELD PLACE  
  
**Postcode:** BT 112  
**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 extension. LA04/2015/0629/F - A two storey extension with access ramp and general refurbishment of existing building. New external play area & vehicular access  
  
**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:** 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:** No

Evidence that the site is being developed for alternative use:	Part
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.3

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	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:

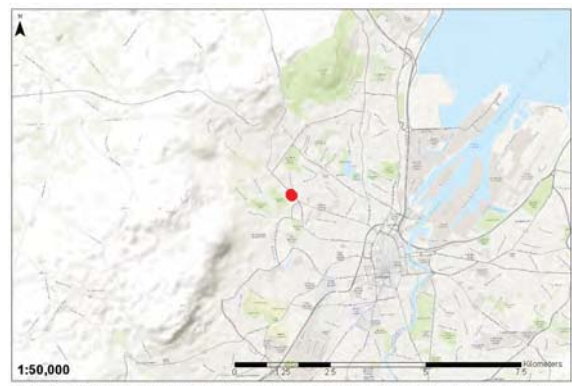
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3680  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** 530 CRUMLIN ROAD  
  
**Postcode:** BT 107  
**District Electoral Area:** COURT  
**Area Working Group:**  
**Site Area (ha):** 0.1405  
**Current Land Use:** Underutilised site  
**Description:** Currently used for car wash.  
  
**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 alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

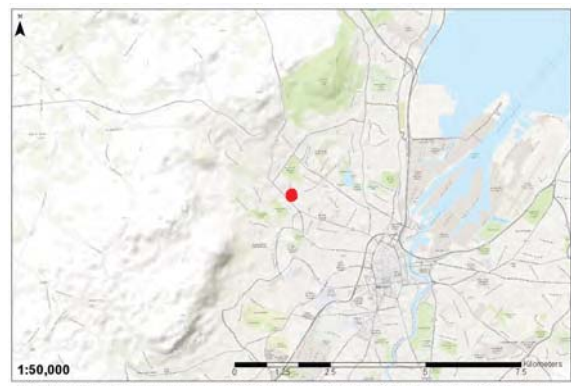
Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	20.6535
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3681</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	SITE OPPOSITE 47 ARDOYNE ROAD
<b>Postcode:</b>	BT 107
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2744
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Car park ancillary to the Leventon Medical Complex. Site considered to have development potential. Vacant site to rear of the car park included in the USC.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	9
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

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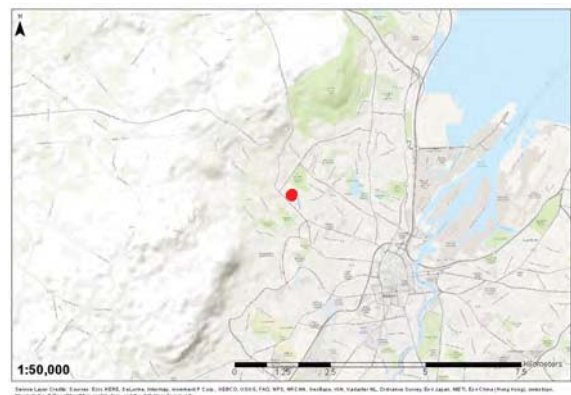
# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3682  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:**  
  
**Postcode:** BT 088  
**District Electoral Area:** OLDPARK  
**Area Working Group:**  
**Site Area (ha):** 0.0892  
**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  
**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:**

**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE

Distance from Arterial Route: 200-400m

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 10Mins+ CYCLE

Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

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: 39607

Employment Yield: 3534.3571

Potential Employment Type:

Traveller Site:

Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3684</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS AT WHITEWELL ROAD
<b>Postcode:</b>	BT 090
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2216
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Vacant Orange Hall. sites at 54-60 have come through in recent HM figures and are accounted for there. This site has been reduced to the Orange Hall site.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.08

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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:	

---

# Belfast Urban Capacity Study

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## 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

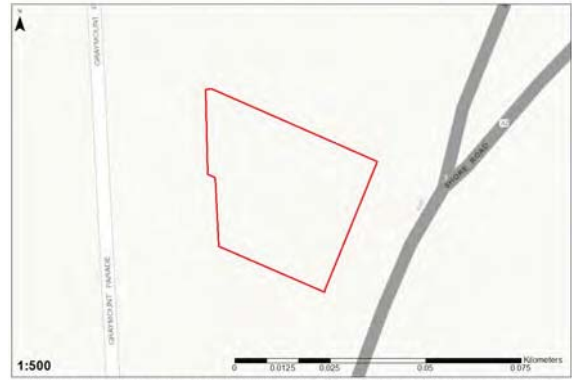
**Area Working Group:**

**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 History

**Planning granted for residential use:** No

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	Yes	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes



## **Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): 55

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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# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3686

**Source:** New Site

**HM Ref:**

**UCS Character Area:** WIDER CITY

**Address:** LANDS OPPOSITE 562 SHORE ROAD

**Postcode:** BT 010/6

**District Electoral Area:** CASTLE

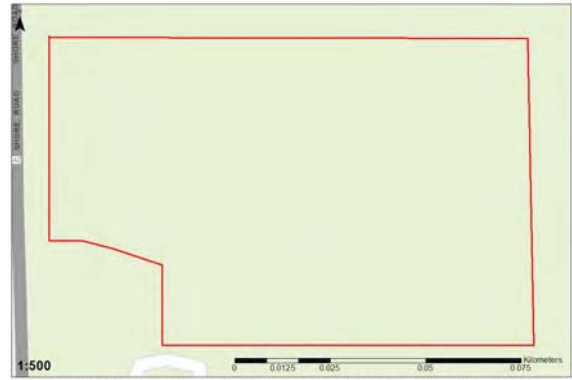
**Area Working Group:**

**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 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:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	MINOR
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	SERIOUS
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Leisure and Recreation
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	CONSIDERABLE		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

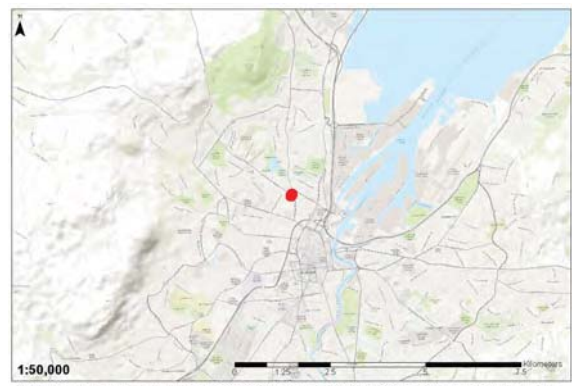
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Pending  
**Refined Density Assumption:**  
**Housing Yield:** 31  
**Potential Housing Type:** Townhouse  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** CURRENTLY OPERATING AS A FUEL CENTRE. POTENTIAL 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

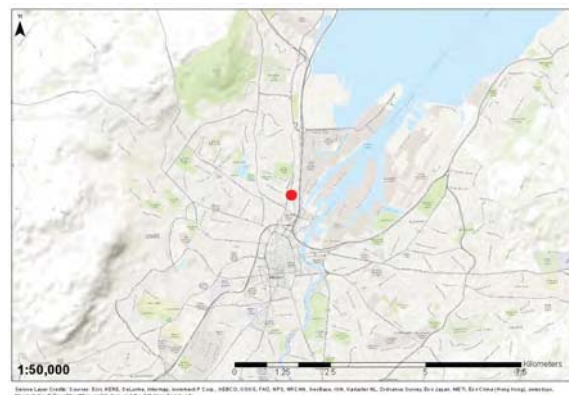
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	23.8875
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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:

**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential 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:

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Public Sector (DSD/BCC/NIHE)

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

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:

Employment Density Assumption: 39607

Employment Yield: 455.1793

Potential Employment Type:

Traveller Site:

Phase:

Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3690</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	LANDS OPPOSITE CITY SIDE RETAIL PARK, ADJ TO RAILWAY LINE
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4131
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site identified in the greater clarendon master plan. Due to its location it may be more suitable for
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	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?	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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3691</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	LANDS AT YSI, ADJ TO THE RAILWAY LINE
<b>Postcode:</b>	CC 030
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3013
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	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 but not residential
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SERIOUS		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Emp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

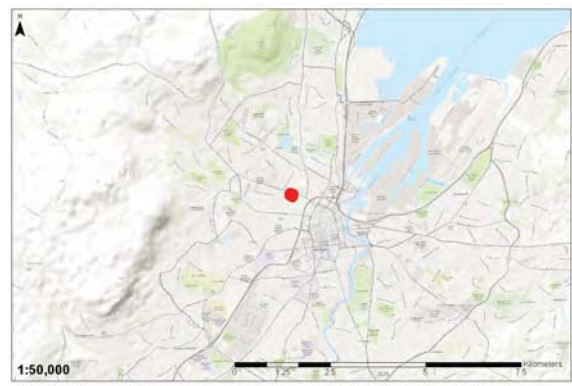
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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. Its is par tof 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 use.  
  
**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:** Yes  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
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 Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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

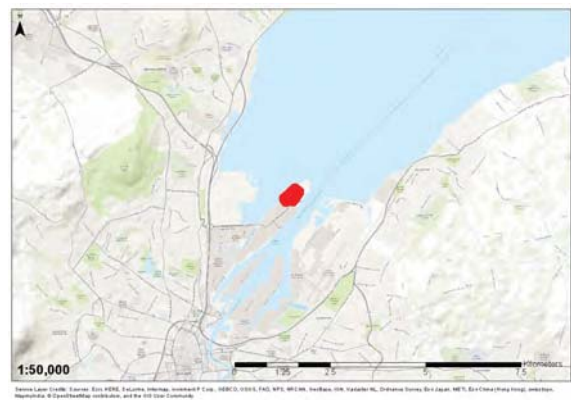
## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** 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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3695</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS AT THE EDGE OF BELFAST HARBOUR AREA.
<b>Postcode:</b>	BHA 11
<b>District Electoral Area:</b>	CASTLE
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	6.7534
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Lands partly within the existing employment zoning at Belfast Harbour.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	Yes
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	



## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: MINOR  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale: 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? 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 area  
Employment Yield: 27013.4257  
Potential Employment Type: B3  
Traveller Site: No  
Phase:  
Comments:

---

# Belfast Urban Capacity Study

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## 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 cruise ships, and for lay-by and transient storage of project cargo, break bulk and dry 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:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	Part
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	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 Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	SIGNIFICANT	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	MINOR		
Surface Water:	MINOR		
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**

**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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3713</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Lands at Sydenham Bypass
<b>Postcode:</b>	BT 095
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	2.1659
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently vacant (white Land BMAP)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3717</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	30-32 Ballymacarrett Road.
<b>Postcode:</b>	BHA 12
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.1671
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site currently used as surface level car park to serve the adjoining business use.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	MINOR
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	WITHIN 100m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

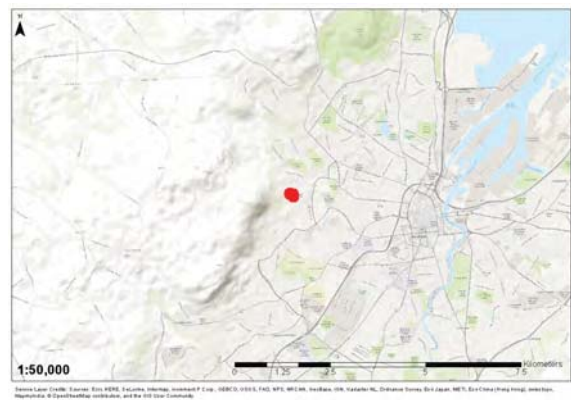
Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	24.2295
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3721</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	BALLYGOMARTIN INDUSTRIAL ESTATE, BALLYGOMARTIN ROAD
<b>Postcode:</b>	BT 108
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6612
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	These sites may be suitable for extension of the existing businesses.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	SIGNIFICANT
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale: No  
Ownership: Private  
Willing Owner: Unknown

Current Availability: Vacant  
Multiple Ownerships: No  
Potential for Ransom Strips: No

---

## Achievability

Market Attractiveness: Market likely to deliver  
Infrastructure Constraints - Waste Water Treatment System: Current Capacity within system  
Infrastructure Constraints - Transport Network: Network can accommodate new development

---

## Conclusions

Is the Site Suitable? 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:

# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** Yes  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: MINOR  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: MINOR  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale: Yes  
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? Emp  
Is the Site Available? Yes  
Is the Site Achievable? Yes

---

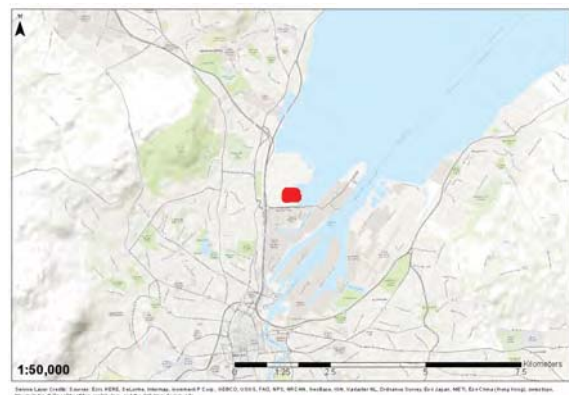
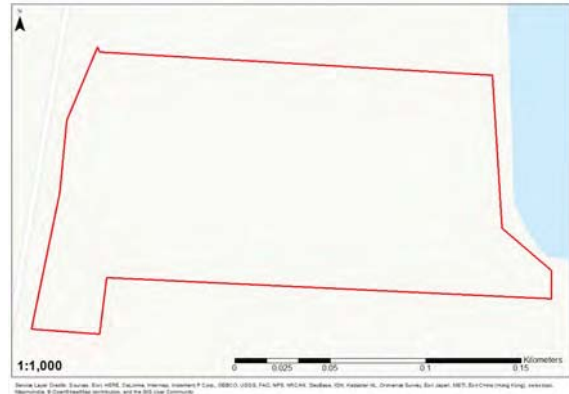
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** Yes  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** MINOR  
**RAMSAR:** MINOR  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: MINOR  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: MINOR  
Surface Water: MINOR  
Topography:

Utilities on Site:  
Known Contamination and Ground Stability Issues:  
Neighbouring Area Characteristics:  
Residential Area Characteristics:  
Protected Route: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 200-400m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: Current Availability: Vacant  
Site for Sale: Yes 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? 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: B3  
Traveller Site: No  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3732</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	19 St. Leonard's crescent
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0117
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Underutilised vacant site with potential to deliver low density residential units.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: CLOSE  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?  
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:  
Phase:  
Comments:



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3733</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	289 Newtownards Road
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0142
<b>Current Land Use:</b>	
<b>Description:</b>	Vacant 3 storey units comprising groundfloor retail with potential to facilitate upper floor residential
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area: NONE  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: CLOSE  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 5Min CYCLE  
Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?  
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:

# Belfast Urban Capacity Study

## 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 have potential to deliver low density upper floor residential units.  
  
**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 alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	7.3059
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3735</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Site adjacent Iceland Foods (Newtownards Road)
<b>Postcode:</b>	BT 087
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0938
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant land plot residing along an arterial route with potential to deliver residential development. Current land use : informal surface level carpark.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.09

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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.

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3736</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Site fronting Hornby Street.
<b>Postcode:</b>	BT 087
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0436
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently vacant and used for informal surface level car parking. The site has potential to deliver residential units.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Historical Ref.
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	Yes
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

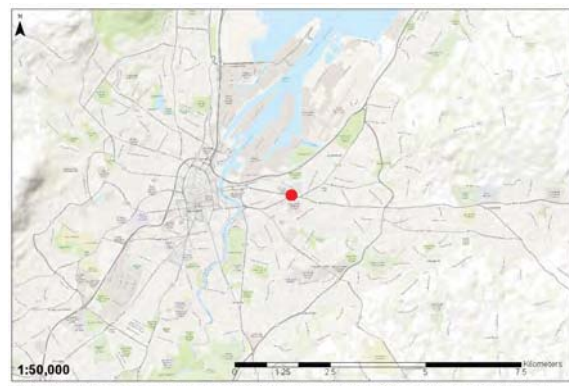
Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	6.4092
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3737</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	386-388 NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0975
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	CURRNETY BEING USED AS A COMMUNITY GARDEN. IT IS CONSIDERED THAT THIS SITE MAY BECOME AVAILABLE DURING THE LIFE OF THE LDP
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	SIGNIFICANT
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SIGNIFICANT		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

---

# Belfast Urban Capacity Study

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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

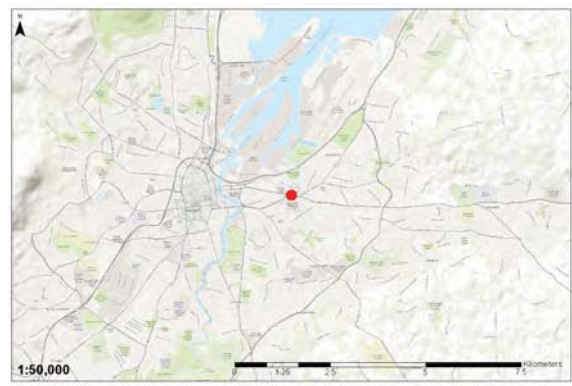
**Area Working Group:** EAST

**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 abatement system, separate Sustrans NI pod, associated community gardens, landscape features and selection of bespoke furniture

**Site Capacity:** 0



---

## Planning History

**Planning granted for residential use:** No

**UCS Residential Planning Reference No.:**

**Planning granted for employment use:**

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:**

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** 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: SIGNIFICANT  
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 / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	SIGNIFICANT		
Surface Water:	CONSIDERABLE		
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?

---

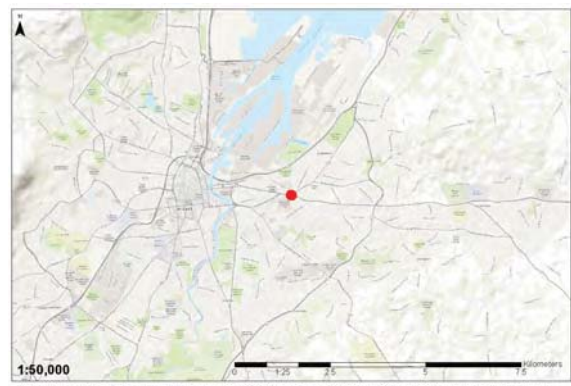
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3739</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	Land at junction of Holywood and Newtownards Rd
<b>Postcode:</b>	BHA 12
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0207
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Underutilised land plot with potential to facilitate potential future residential development
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0207

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	Yes	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Unknown	Potential for Ransom Strips:	No
Willing Owner:			

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

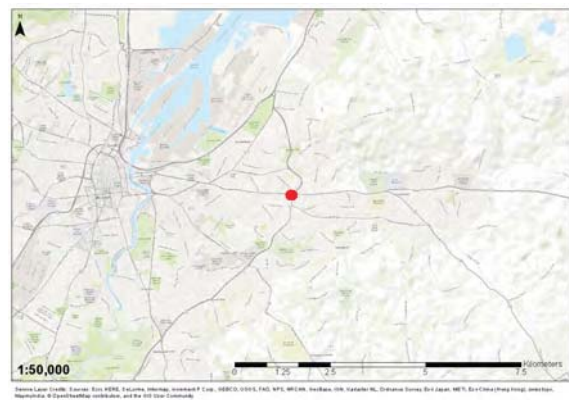
## Yield, Phasing & Type

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.

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3741</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	LANDS AT UPPER NEWTOWNARDS ROAD
<b>Postcode:</b>	BT4 / BT5
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1318
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site remains underutilised. Some units vacant and other remain occupied. Has potential for redevelopment.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	19.3746
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3743  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** LANDS AT TEMPLEMORE AVENUE  
  
**Postcode:** BT5  
**District Electoral Area:** TITANIC  
**Area Working Group:**  
**Site Area (ha):** 0.3309  
**Current Land Use:** Vacant site  
  
**Description:** SITE CURRENTLY CLEARED. NO PLANNING HISTORY TO INDICATE FUTURE 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:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	48.6423
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3745</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	SITE AT CASTLEREAGH STREET AND ALBERTBRIDGE ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1374
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	DfC Owner site. Development Brief recently issued to market.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commercial Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	20
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3746</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	62-64 CLANDEBOYE STREET
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1083
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site largely vacant and include several building which are derelict. Site being temporarily used as a community garden.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	15.9201
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3747</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	269-283 ALBERTBRIDGE ROAD
<b>Postcode:</b>	BT5
<b>District Electoral Area:</b>	TITANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1175
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site recently on the open market for sale. Mostly vacant and derelict.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	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

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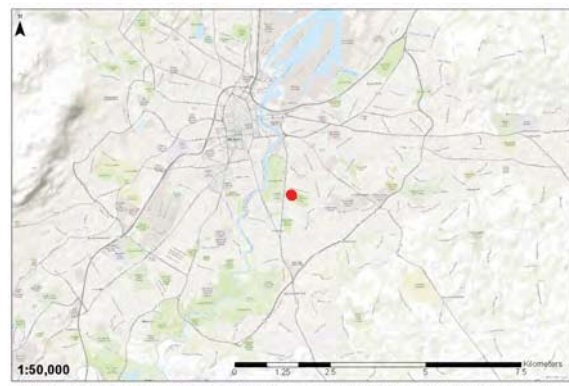
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3750</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	64 Holywood Road
<b>Postcode:</b>	BT 126
<b>District Electoral Area:</b>	LISNASHARRAGH
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	0.0582
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprising ground floor retail units with potential to utilise upper floor for residential use.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical HM Ref.
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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

---

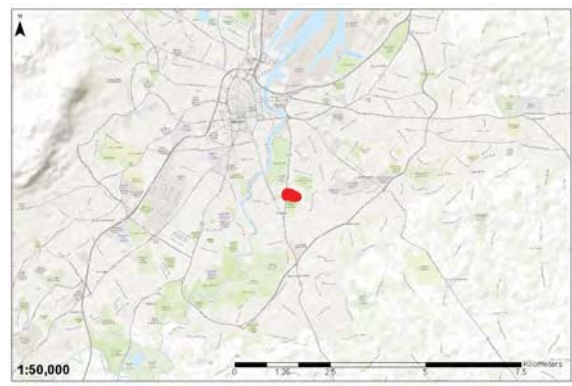
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	3.201
Potential Housing Type:	Apartment/Flat
Employment Density Assumption:	39607
Employment Yield:	2304.1952
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3751</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Strip of land between St. Joseph's and St. Michael's PS.
<b>Postcode:</b>	BT 098
<b>District Electoral Area:</b>	LISNASHARRAGH
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.1848
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Land has the potential to deliver a higher residential capacity throughout future plan period.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.1848

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3752</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	FORMER PSNI STATION, ORMEAU ROAD
<b>Postcode:</b>	BT 098
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3980
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Recently sold.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	MINOR	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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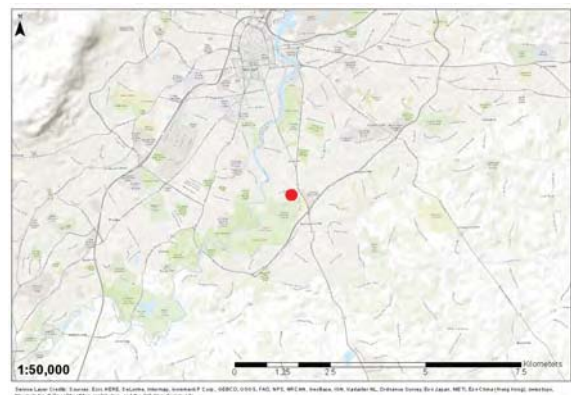
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3753</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	12 GALWALLY AVENUE
<b>Postcode:</b>	MCH 37
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.1473
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site remains vacant. Has development potential.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	SIGNIFICANT	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	8.1015
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

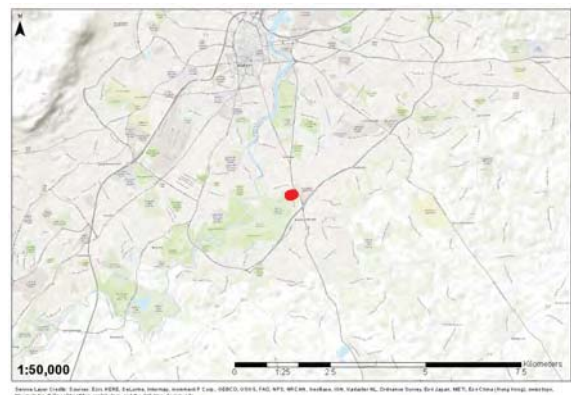
# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 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  
**Area of Existing Open Space:** NONE  
**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: SIGNIFICANT  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: CLOSE  
Distance from Arterial Route: 200-400m  
Highway Access to Site: ADJACENT  
Distance from Bus Stop: 100-200m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:

Site for Sale:

Ownership: Private

Willing Owner:

Current Availability:

Multiple Ownerships:

Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:

Infrastructure Constraints - Waste Water Treatment System:

Infrastructure Constraints - Transport Network:

---

## Conclusions

Is the Site Suitable?

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:  
Employment Density Assumption: 39607  
Employment Yield: 2846.5958  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3757

**Source:** New Site

**HM Ref:**

**UCS Character Area:** WIDER CITY

**Address:** ADJACENT TO 188 UPPER KNOCKBRED A ROAD

**Postcode:** MCH 31

**District Electoral Area:** LISNASHARRAGH

**Area Working Group:**

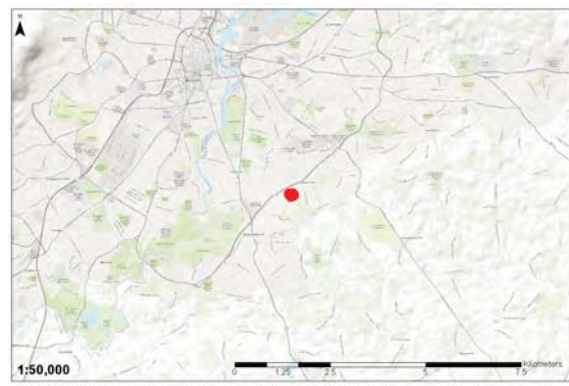
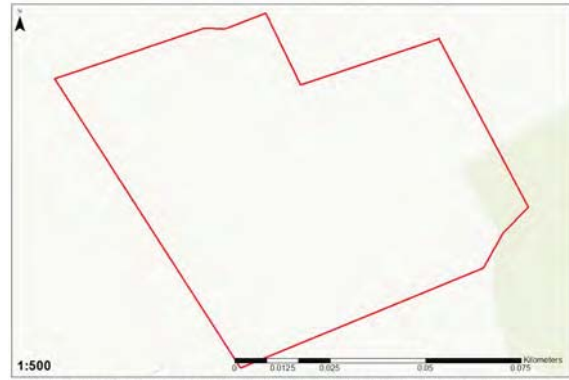
**Site Area (ha):** 0.6766

**Current Land Use:** Underutilised site

**Description:** LAND AROUND DWELLING HOUSE AND WITHIN SETTLEMENT LIMIT. HAS DEVELOPMENT POTENTIAL. CHARACTER OF THE AREA IS LARGE DETACHED HOUSES THEREFORE THE DENSITY HAS BEEN REDUCED BY 50%

**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 alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	MINOR
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	Yes
Willing Owner:	Unknown		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

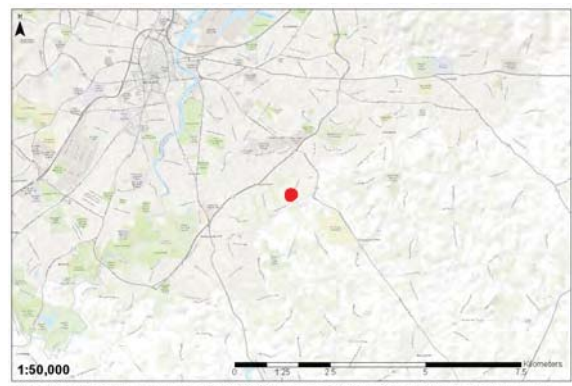
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 55  
**Refined Density Assumption:**  
**Housing Yield:** 18  
**Potential Housing Type:** Detached  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3758</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	ADJACENT TO 71 CHURCH ROAD, LOUGHVIEW
<b>Postcode:</b>	MCH 36
<b>District Electoral Area:</b>	LISNASHARRAGH
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.4269
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Land adjacent to single dwelling within the settlement limits of Loughview. Has development potential
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	400m+
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

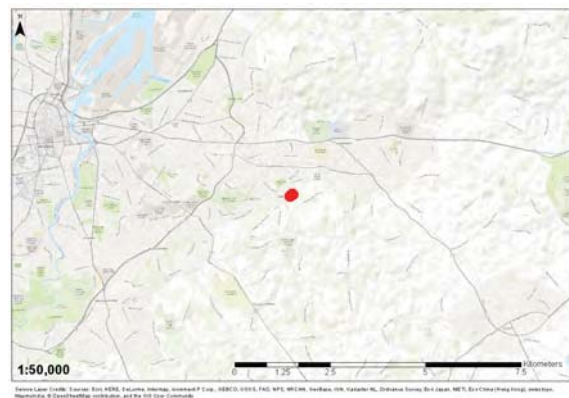
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	23.4795
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3760</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	Land at rear of Elsmere Park, adjacent Elsmere Manor.
<b>Postcode:</b>	MCH 40
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3709
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Land harnesses potential to deliver an improved residential offering.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3709

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

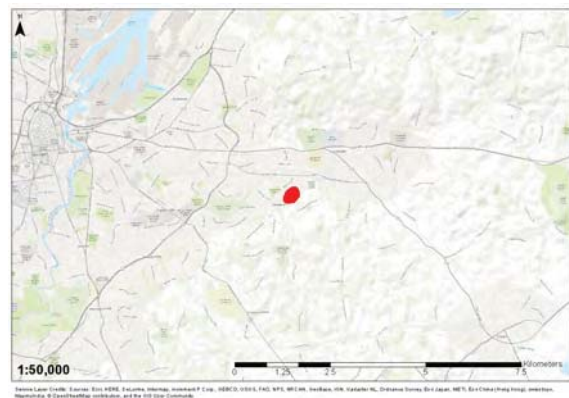
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3761</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands to rear of Leven Drive
<b>Postcode:</b>	MCH 40
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.5696
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Potential to deliver a higher residential capacity within plan period.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.5696

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

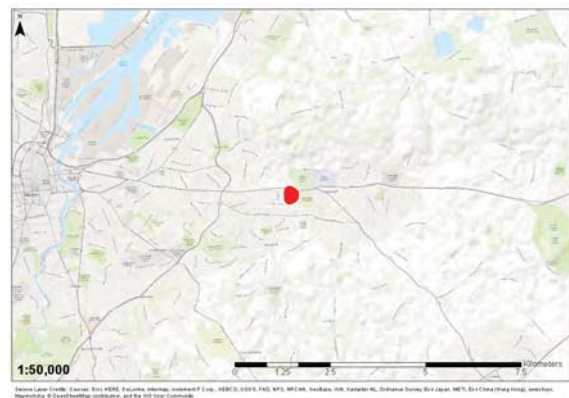
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## 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 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 1.8841

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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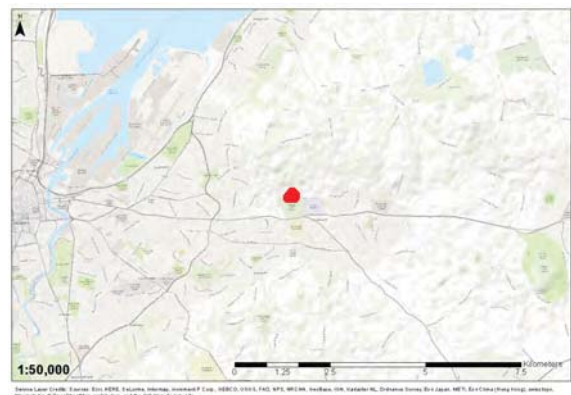
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	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.

# Belfast Urban Capacity Study

## 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 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:** Part  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 1.443

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	
LLPA:	MINOR	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

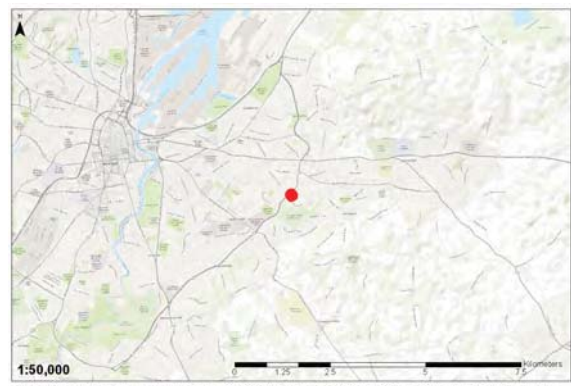
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	79.365
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	MINOR	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

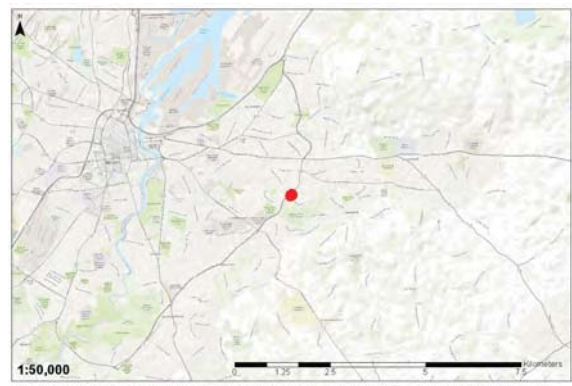
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	23.353
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3769</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	LANDS OPPOSITE 133 KNOCK ROAD
<b>Postcode:</b>	BT 100
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2000
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	adjoining lands at Knock Road and Shandon Park.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	CONSIDERABLE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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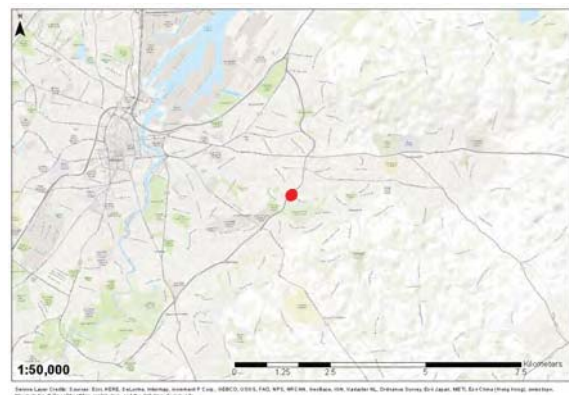
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## 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:** No  
**UCS Residential Planning Reference No.:** Historical HM Reference.  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.1701

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	SERIOUS	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

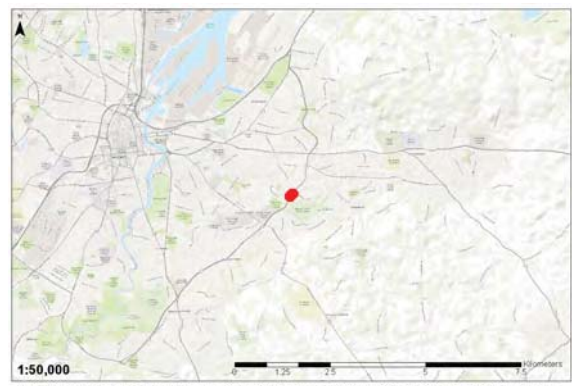
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	SIGNIFICANT	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

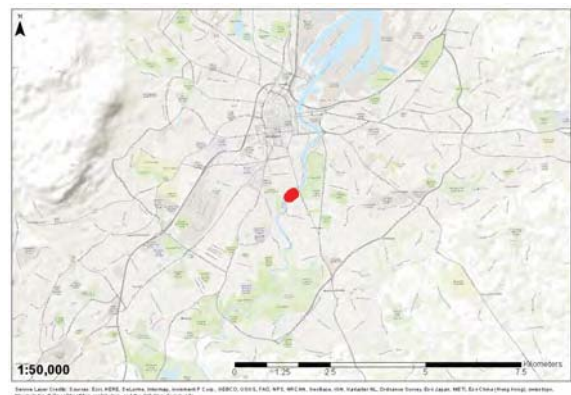
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	16.412
Potential Housing Type:	Detached
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	SIGNIFICANT	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	SERIOUS		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

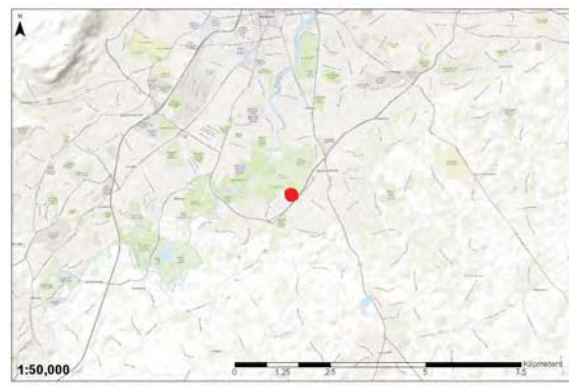
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3773  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** LANDS AT CASTLECOOLE PARK  
  
**Postcode:** MCH 37  
**District Electoral Area:** BALMORAL  
**Area Working Group:**  
**Site Area (ha):** 0.6503  
**Current Land Use:** Open Space  
**Description:** Forested area within housing estate. Need to establish if NIHE consider to be 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:**

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	35.7665
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

---

# Belfast Urban Capacity Study

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## Site Information

**UCS Unique Ref** 3777

**Source:** New Site

**HM Ref:**

**UCS Character Area:** WIDER CITY

**Address:** Land parcel adjacent Ruby Cottages, Edenerry Village

**Postcode:** BT 010/5

**District Electoral Area:** BALMORAL

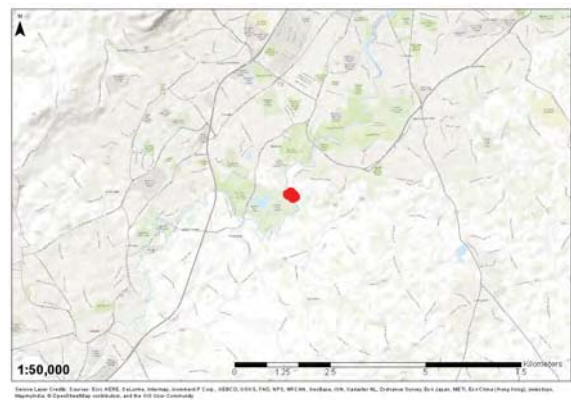
**Area Working Group:** SOUTH

**Site Area (ha):** 0.8051

**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:** 0



---

## Planning History

**Planning granted for residential use:** Yes

**UCS Residential Planning Reference No.:** LA04/2017/1439/F

**Planning granted for employment use:** No

**Employment Planning Reference No.:**

**Employment Planning Proposal Description:**

**Planning granted for other land use:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	SERIOUS
Special Protection Area:	NONE
RAMSAR:	NONE
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 Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	SIGNIFICANT	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:		Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

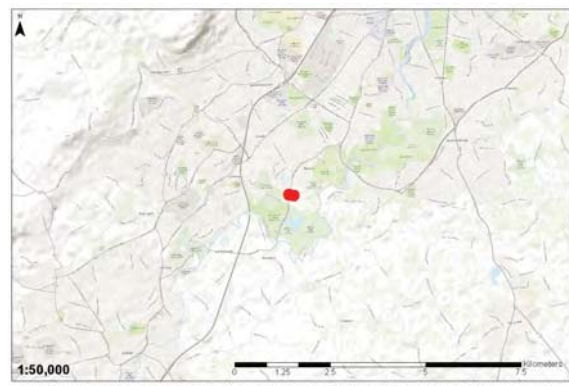
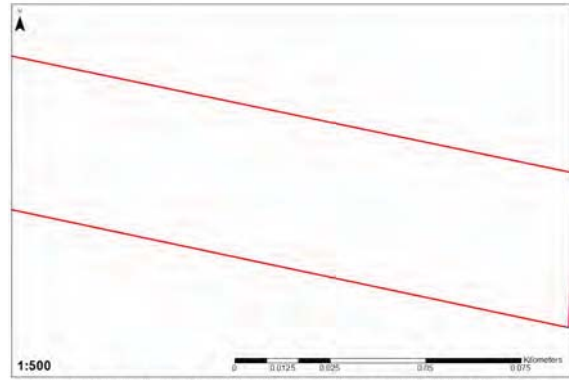
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3779</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Vacant site at Upper Malone Road
<b>Postcode:</b>	BT 144
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.6016
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site comprised underutilised land capable of delivering a residential capacity within the time frame of the plan period.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6016



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	SIGNIFICANT	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

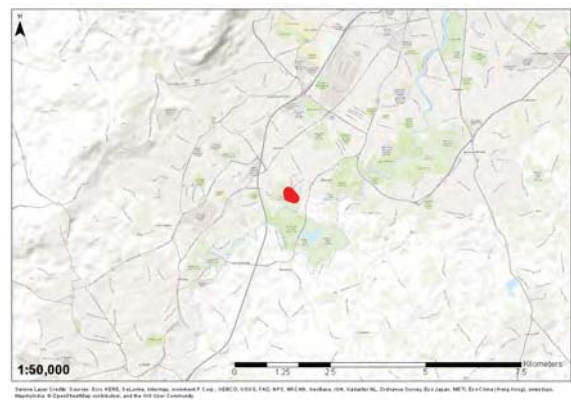
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3780</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY - OUTSIDE
<b>Address:</b>	Land to rear of dwellings at Trossachs Drive.
<b>Postcode:</b>	BT 144
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	South
<b>Site Area (ha):</b>	0.9307
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	land current comprises a heavily forested linear strip of land at rear of established residential dwellings.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.9307

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	MINOR	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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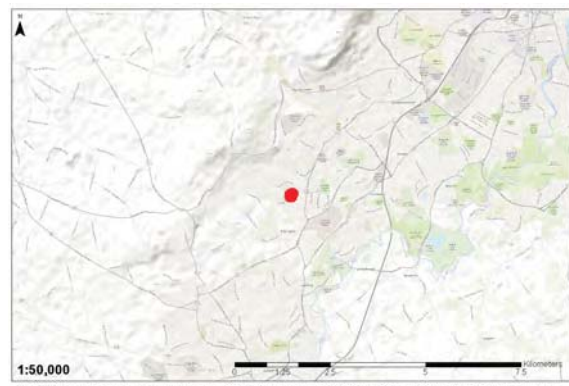
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3782</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	land at rear of Lagmore redeemer parish
<b>Postcode:</b>	ML 13
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6920
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Land currently remains vacant and comprises and open space.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	MINOR
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.692

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography: Slightly sloping

Utilities on Site: None  
Known Contamination and Ground Stability Issues: No  
Neighbouring Area Characteristics: Residential  
Residential Area Characteristics: Medium density  
Protected Route: FAR  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 400m+  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK  
Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale: No  
Ownership: Private  
Willing Owner: Unknown

Current Availability: Vacant  
Multiple Ownerships: No  
Potential for Ransom Strips: 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? No  
Is the Site Achievable? Yes

---

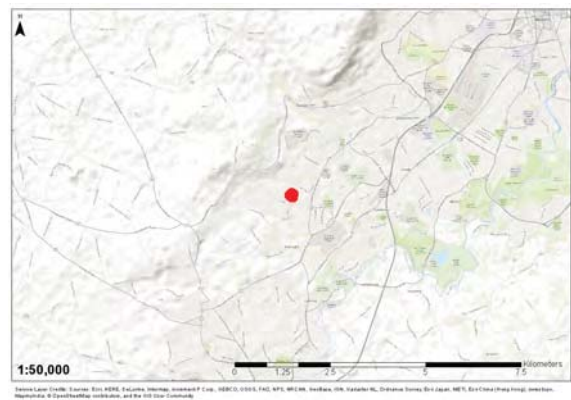
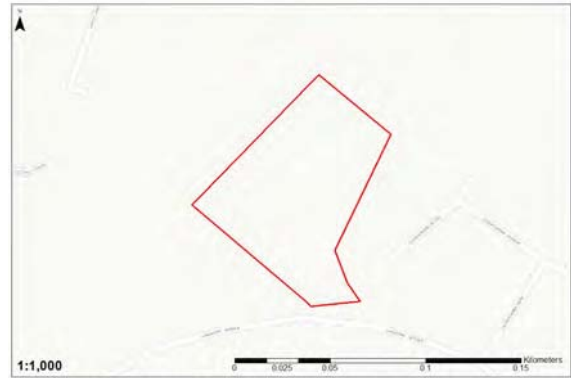
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3783</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land bounded by Lagmore Avenue and West of Glenfearna Avenue.
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.6554
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Land currently comprises open greenspace.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6554

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Steeply sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

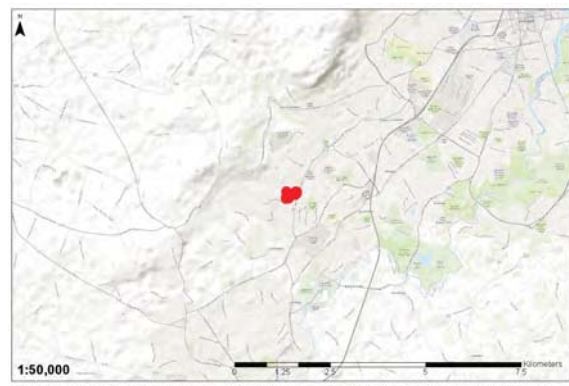
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	36.047
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3784</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Parcel of land bounded by Bell Steel Road and Atlan Court.
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	1.9118
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site currently acts as natural topographical wedge separating existing residential units. Upon review, a forested laneway passes through the site.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.9118



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Major constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	CONSIDERABLE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Steeply sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	No

---

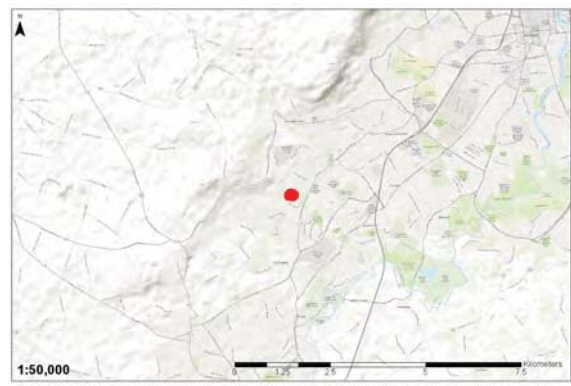
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	105.149
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	Due to high intricate infrastructure, utility and topographical elements, it is highly unlikely the site could facilitate a residential capacity.

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3785</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land at Bell Steel Road, between Glenwood Court and Woodside View
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.4771
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site currently comprises an enclosed open space with potential to integrate a residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4771

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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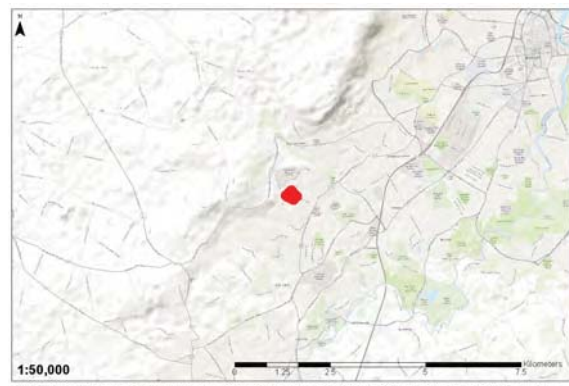
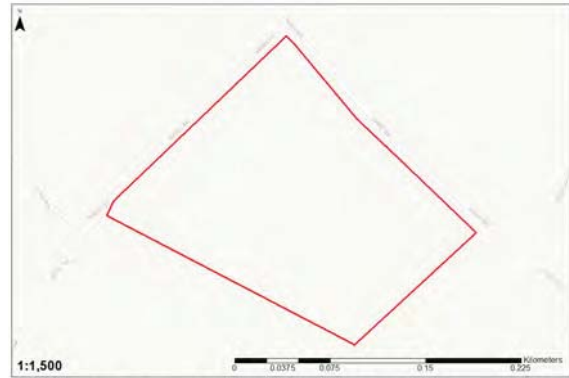
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	26.2405
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3786  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** Land adjacent (SE) Brians Well Road  
  
**Postcode:** ML 19  
**District Electoral Area:** COLLIN  
**Area Working Group:** WEST  
**Site Area (ha):** 3.4782  
**Current Land Use:**  
**Description:** Site currently comprises part vacant / underutilised part NIW utilities.  
  
**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 alternative use:** Part  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.993

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Major constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	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

---

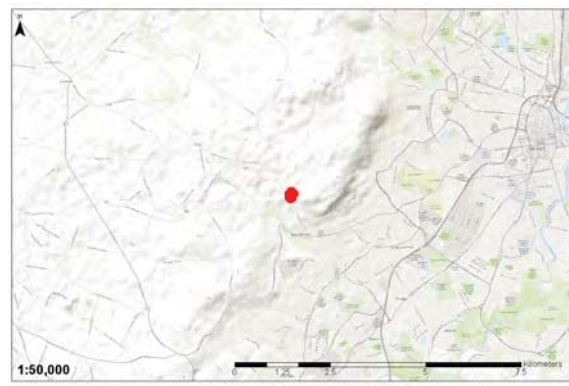
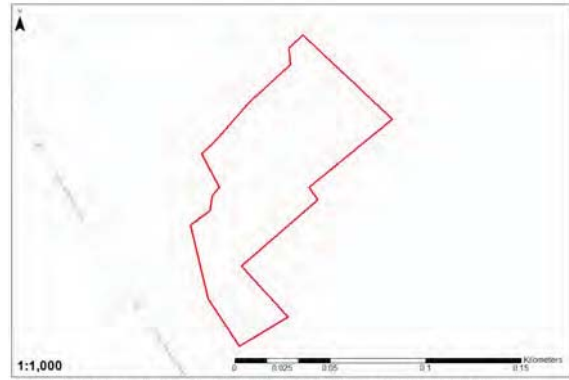
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## 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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.7175

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## 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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

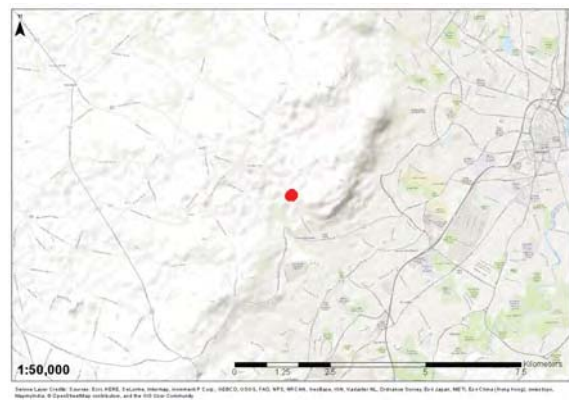
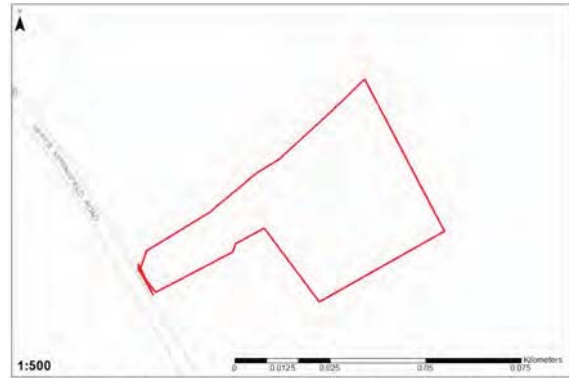
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3788</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land to rear of 163 Upper Springfield Road
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	BLACK MOUNTAIN
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2002
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently remains vacant and rests within the settlement boundary for Hannahstown.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2002



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	SERIOUS	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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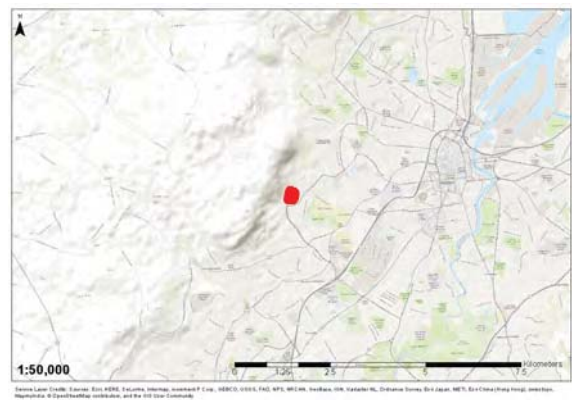
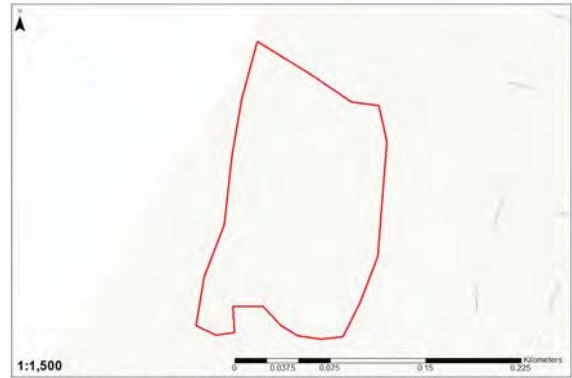
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3790  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY - OUTSIDE  
**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:**  
**Description:** underutilised parcel of land with potential to eliver a residential capacity within plan time frame.  
**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 alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 2.3714

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	Yes
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

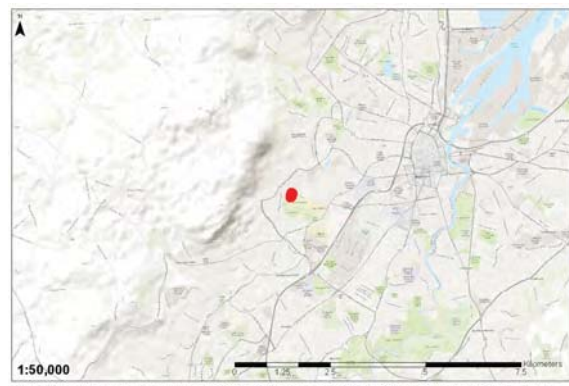
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3791  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** LAND AT WHITEROCK CLOSE  
  
**Postcode:** BT 010/3  
**District Electoral Area:** BLACK MOUNTAIN  
**Area Working Group:** WEST  
**Site Area (ha):** 0.2986  
**Current Land Use:** Underutilised site  
  
**Description:** Site currently 50% developed. Remaining proportion may have potential to deliver a 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:** 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.

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** Part  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** SIGNIFICANT  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.145

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	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

---

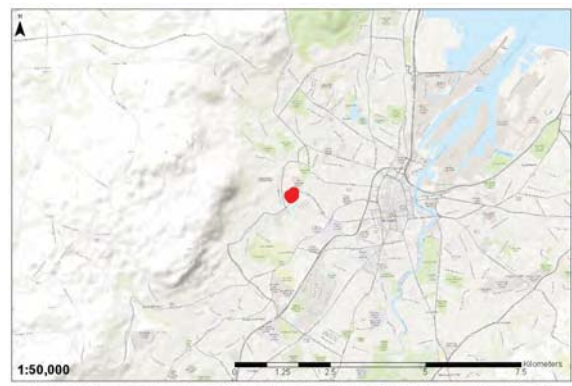
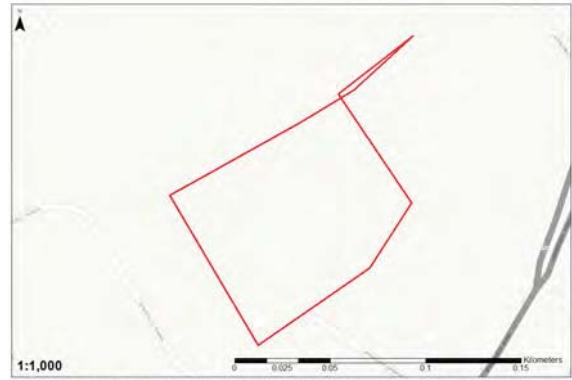
## Yield, Phasing & Type

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:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3792</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land to North of Springfield PS
<b>Postcode:</b>	BT 134
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.8927
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently comprises vacant site. Site has potential to deliver residential capacity if NIHE deem appropriate.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.8927

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

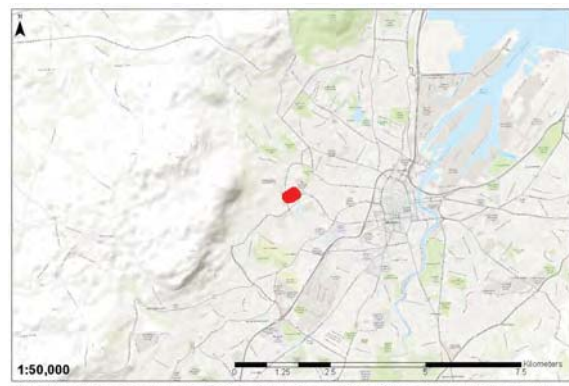
## Yield, Phasing & Type

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:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3793</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land bounding Springfield Parade to North.
<b>Postcode:</b>	BT 134
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	1.7651
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently comprises vacant and underutilised site, however part of site comprises a significant portion of an existing 3G football pitch.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.7651



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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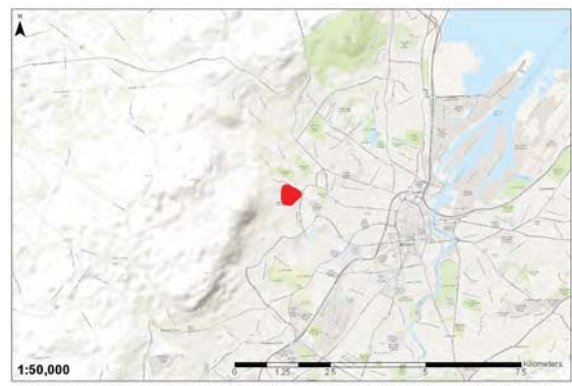
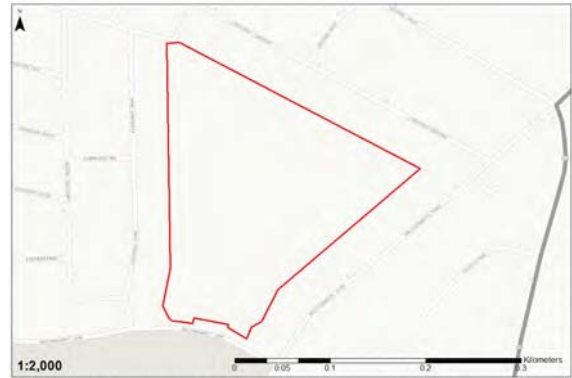
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	
Refined Density Assumption:	
Housing Yield:	97.0805
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3795</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Vacant lands at the former Mount Gilbert Community College, Ballygomartin Road
<b>Postcode:</b>	BT 13
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	4.6325
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	LA04/2017/0323/O - Redevelopment of vacant Brownfield site to facilitate residential development and all associated site works
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Outline Pending
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

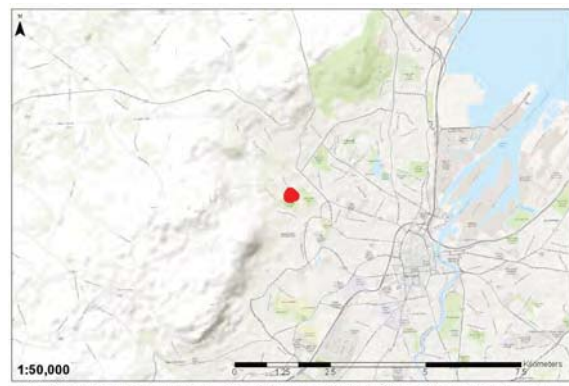
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	254.7875
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3797</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands between Forthriver Crescent and Forthriver Road
<b>Postcode:</b>	BT 108
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.9643
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Currently green space but not zoned as existing open space. Suitable if deemed surplus by NIHE
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

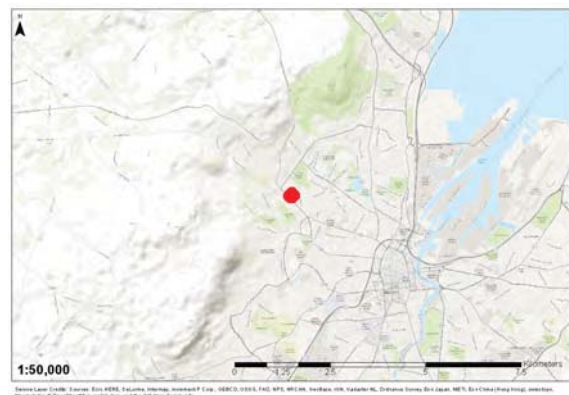
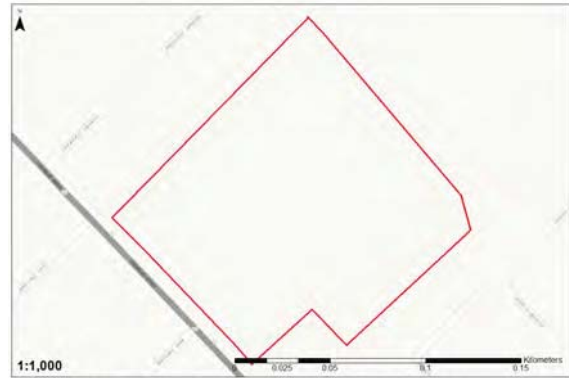
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	53.0365
Potential Housing Type:	
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3798</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Site at former St. Gabriel's Collage
<b>Postcode:</b>	BT 107
<b>District Electoral Area:</b>	OLDPARK
<b>Area Working Group:</b>	NORTH
<b>Site Area (ha):</b>	1.8277
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently comprises vacant parcel of land at former St. Gabriel's Collage with potential to deliver an improved residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.8277

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

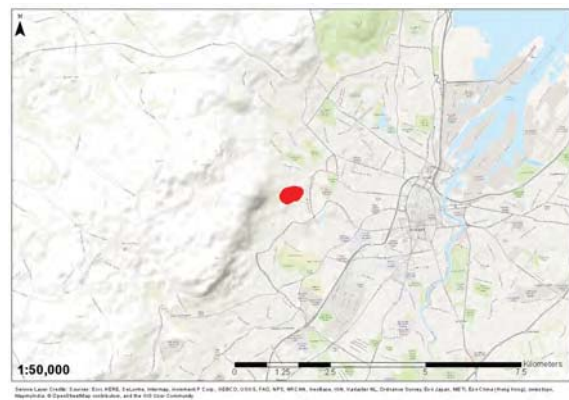
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3799</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land south of Existing employment, Ballygomartin Road.
<b>Postcode:</b>	BT 108
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	4.4134
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Land currently comprises open space with potential to deliver a residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	CONSIDERABLE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	4.4134



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
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?	HousingEmp
Is the Site Available?	No
Is the Site Achievable?	Yes

---

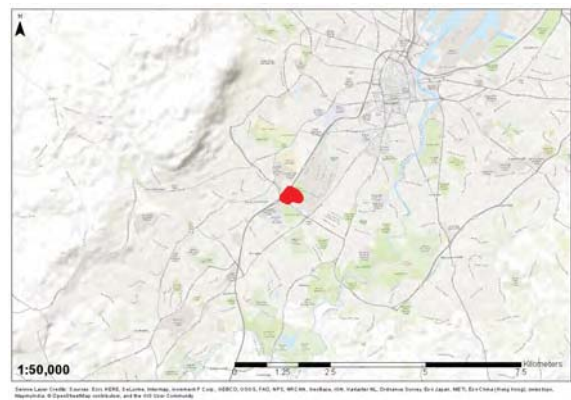
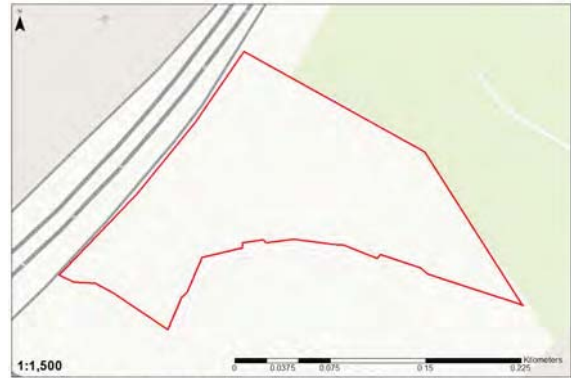
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3800</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Parcel of land bounding rear of Boucher road commercial units and Boucher road playing fields.
<b>Postcode:</b>	BT 122
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	3.3186
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	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.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	3.3186

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	SERIOUS	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	Yes
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

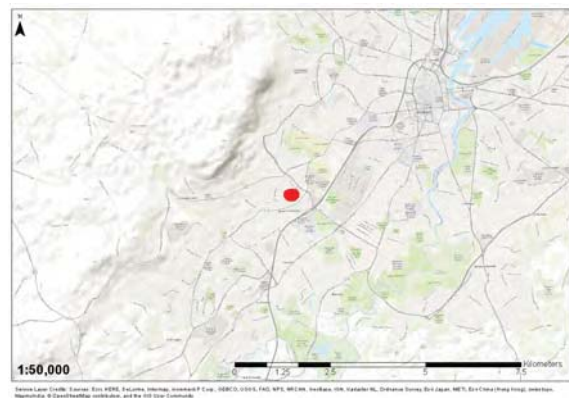
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3801</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Site at Commedagh Drive and Dumisk Terrace.
<b>Postcode:</b>	BT 122
<b>District Electoral Area:</b>	BLACK MOUNTAIN
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.7486
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site currently comprises open space parcel of land within established residential area. The site has the potential to deliver a residential capacity over the plan period.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Part
<b>Other use Planning Reference No.:</b>	Z/2010/0922/F
<b>Other use Proposal Description:</b>	Upgrade works to existing perimeter fence to North Link playing fields, along South Link Street and

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Part
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.7486

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Steeply sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

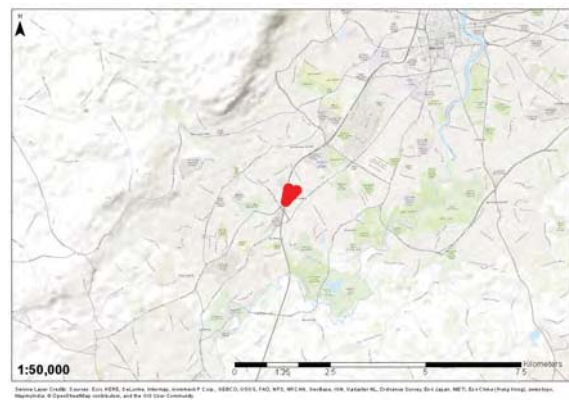
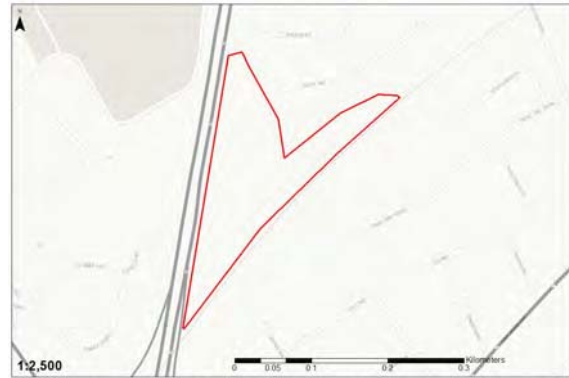
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3802</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Parcel of land bounding M1, Railway line and rear of Ashton Park
<b>Postcode:</b>	ML 09
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	2.9419
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site comprises parcel of land wedging the M1, Railway line and Ashton Park residential dwellings. The site has the potential to deliver a residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	2.9419

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	MINOR	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	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:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

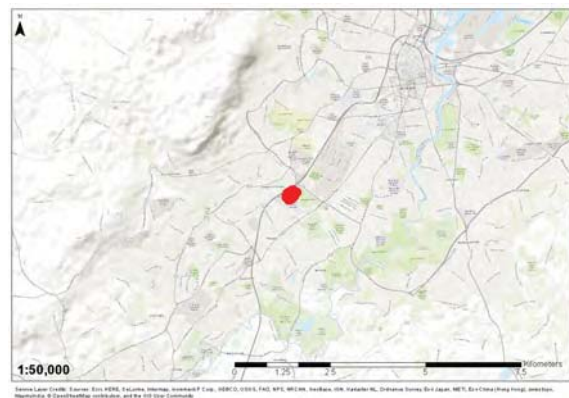
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3803  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:** Land parcel bounding Stocoman'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:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** MINOR  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 3.2481



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	Yes	Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	HousingEmp
Is the Site Available?	No
Is the Site Achievable?	Yes

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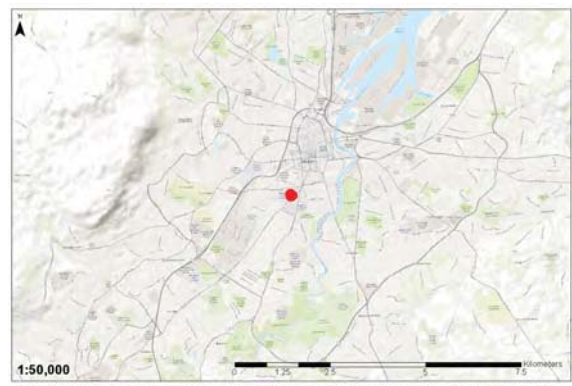
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3804</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Surface level carpark adjacent Radius Housing, Lisburn Rd
<b>Postcode:</b>	BT 118
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2201
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site currently comprises small private car parking serving City Hospital with potential to delivery a residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2201

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	100-200m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	5Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3806

**Source:** New Site

**HM Ref:**

**UCS Character Area:** ARTERIAL ROUTE

**Address:**

**Postcode:** BT 103

**District Electoral Area:** BALMORAL

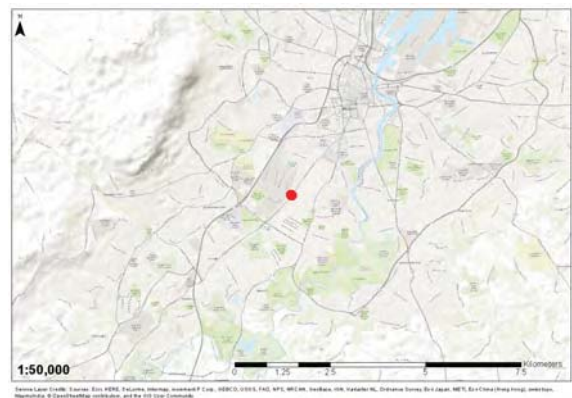
**Area Working Group:**

**Site Area (ha):** 0.0131

**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

**Area of Existing Open Space:** NONE

**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: MINOR  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY FAR  
Distance from Arterial Route: WITHIN 100m  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Min CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable?  
Is the Site Available?  
Is the Site Achievable?

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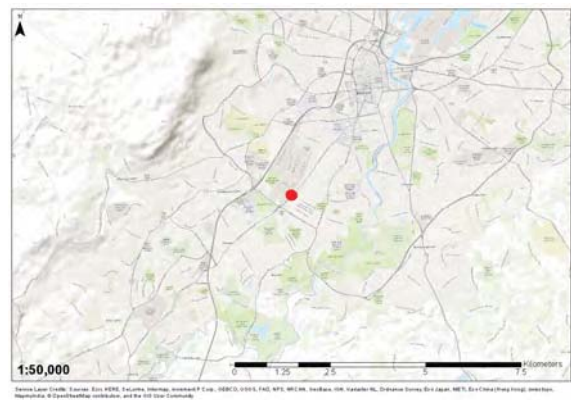
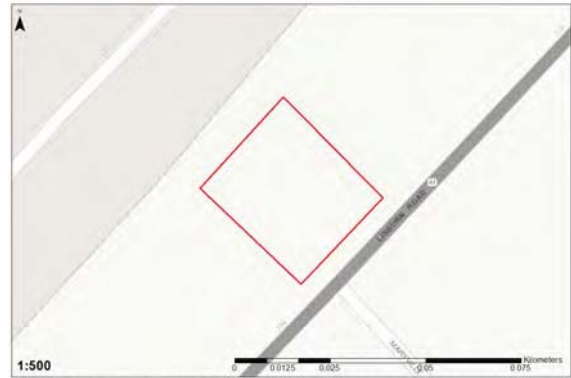
## Yield, Phasing & Type

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:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3807</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	735-739 LISBURN ROAD
<b>Postcode:</b>	BT 119
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	SOUTH
<b>Site Area (ha):</b>	0.1170
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	No planning approvals in place. Currently used as car wash.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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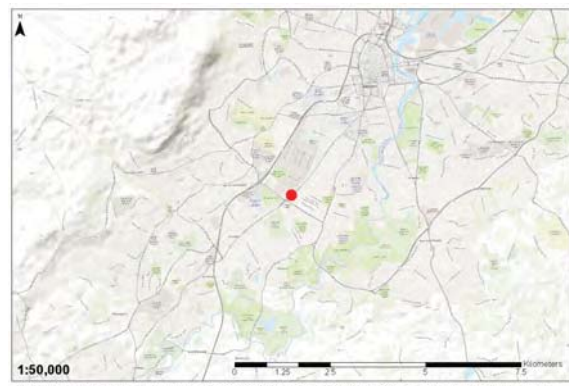
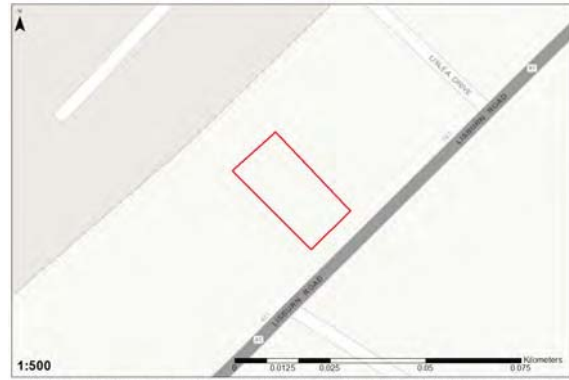
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	17
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3808</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Vacant land between 799-793 Lisburn Road.
<b>Postcode:</b>	BT 119
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.0426
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently remains vacant with planning application to impose a temporary surface level car park. Change of use from vacant land to temporary car park (retrospective)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	Yes
<b>Other use Planning Reference No.:</b>	LA04/2016/0071/F
<b>Other use Proposal Description:</b>	Site currently remains vacant with planning application to impose a temporary surface level car park

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	Yes
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0426



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	Yes	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	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
Is the Site Available?	Yes
Is the Site Achievable?	Yes

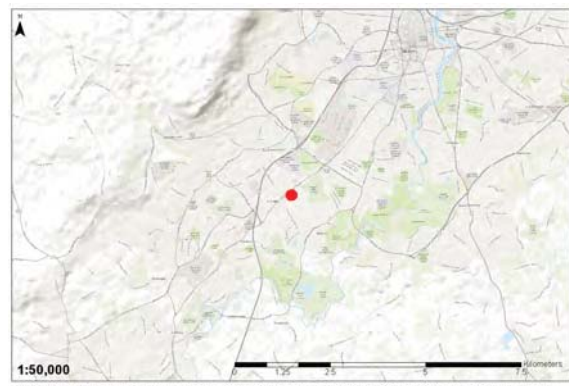
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3809</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	6 LOCKSLEY DRIVE
<b>Postcode:</b>	BT 089
<b>District Electoral Area:</b>	BALMORAL
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0990
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	CURRENELTY WAREHOUSE BUILDING (FOR SALE / TO LET)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Expected to cease
Site for Sale:	Yes	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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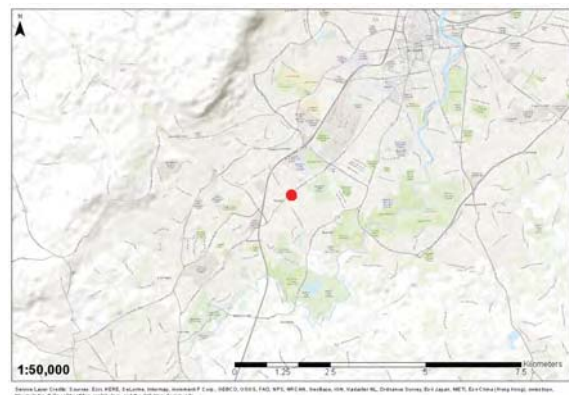
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	5
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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  
**Area of Existing Open Space:** NONE  
**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commerical Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: NONE  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable?  
Is the Site Available?  
Is the Site Achievable?

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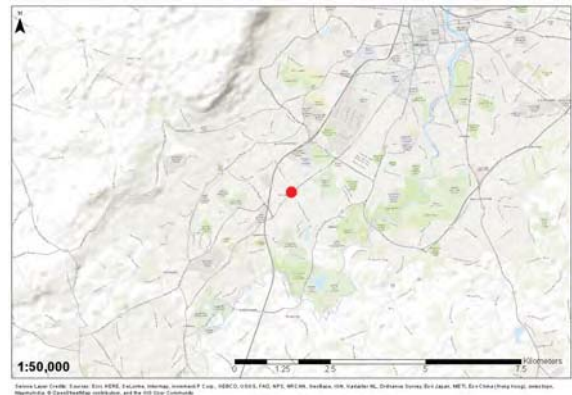
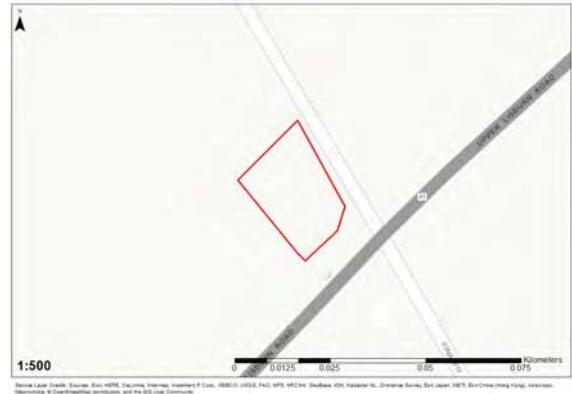
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
Refined Density Assumption:  
Housing Yield: 2.541  
Potential Housing Type:  
Employment Density Assumption: 39607  
Employment Yield: 1829.9759  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3811  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** WIDER CITY  
**Address:**  
  
**Postcode:** BT 086  
**District Electoral Area:** BALMORAL  
**Area Working Group:**  
**Site Area (ha):** 0.0531  
**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  
**Area of Existing Open Space:** NONE  
**Potential 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:**

## Site Suitability Assessment

District Centre: No  
Shopping / Commercial Area: NONE  
Area of Townscape Character:  
Lagan Valley Regional Park: NONE  
LLPA: NONE  
Site of Local Nature Conservation Importance:  
AQMA: NONE  
Conservation Area: NONE  
ASSSI: NONE  
Monument Record: NONE  
Neighbourhood Renewal Area:  
Listed Building: NONE  
Tidal Flood Plain: NONE  
Surface Water: MINOR  
Topography:

### Utilities on Site:

Known Contamination and Ground Stability Issues:

### Neighbouring Area Characteristics:

### Residential Area Characteristics:

Protected Route: VERY CLOSE  
Distance from Arterial Route: 400m+  
Highway Access to Site: VERY CLOSE  
Distance from Bus Stop: WITHIN 100m  
Distance from Train Halt: 200-400m  
Cycling Distance to City Centre: 10Mins+ CYCLE  
Walking Distance to City Centre: 10Mins+ WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

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## Availability

Planning History:  
Site for Sale:  
Ownership: Private  
Willing Owner:

Current Availability:  
Multiple Ownerships:  
Potential for Ransom Strips:

---

## Achievability

Market Attractiveness:  
Infrastructure Constraints - Waste Water Treatment System:  
Infrastructure Constraints - Transport Network:

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## Conclusions

Is the Site Suitable?  
Is the Site Available?  
Is the Site Achievable?

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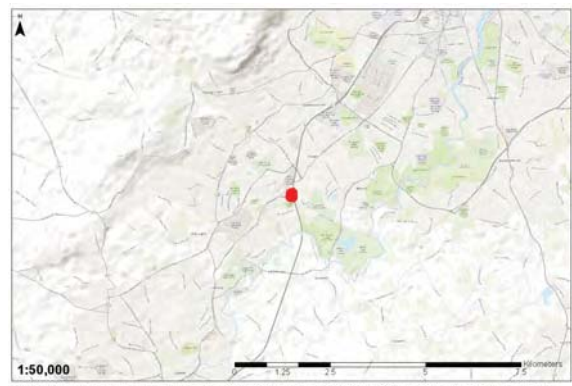
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 55  
Refined Density Assumption:  
Housing Yield: 2.9205  
Potential Housing Type:  
Employment Density Assumption: 39607  
Employment Yield: 2105.1112  
Potential Employment Type:  
Traveller Site:  
Phase:  
Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3815</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	STRATEGIC CENTRE
<b>Address:</b>	parcel of land bounding Beechlawn and M1
<b>Postcode:</b>	BT 113
<b>District Electoral Area:</b>	COLLIN
<b>Area Working Group:</b>	WEST
<b>Site Area (ha):</b>	0.4963
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site comprises enclosed open space beside private residential dwelling.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.4963



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	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	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	No
Is the Site Achievable?	Yes

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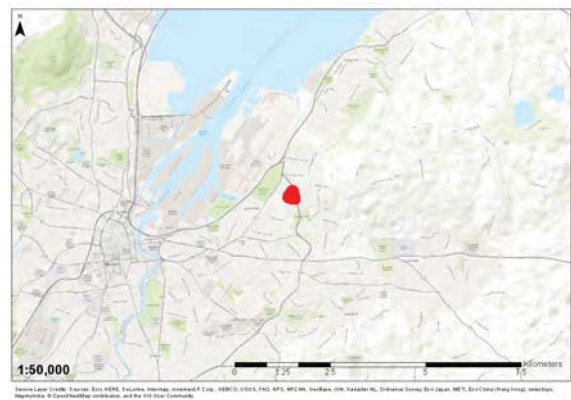
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3816</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Land at rear of Avonvale, west of the A55 bypass.
<b>Postcode:</b>	BT 010/1
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	EAST
<b>Site Area (ha):</b>	3.3202
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Lands remain vacant with potential to deliver a substantial residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	Historical HM Ref.
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	3.3202

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Unknown	Potential for Ransom Strips:	Yes
Willing Owner:			

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	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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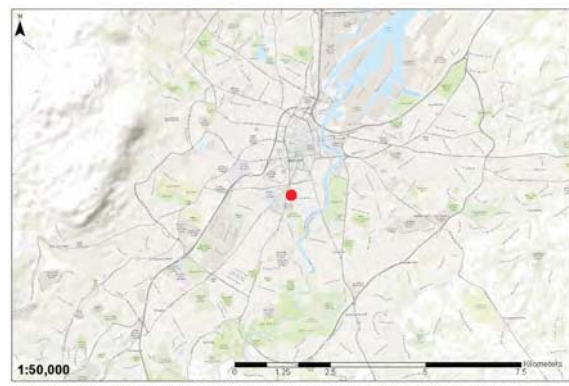
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	182.611
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3818  
**Source:** New Site  
**HM Ref:**  
**UCS Character Area:** INNER CITY  
**Address:** Derelict sites found at 16 Upper Crescent  
  
**Postcode:** BT 010/4  
**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 History

**Planning granted for residential use:** No  
**UCS Residential Planning Reference No.:** LA04/2017/1268/F - Pending  
**Planning granted for employment use:** No  
**Employment Planning Reference No.:**  
**Employment Planning Proposal Description:**  
**Planning granted for other land use:** No  
**Other use Planning Reference No.:**  
**Other use Proposal Description:**

## Land Use Zoning

**Employment Zoning:** No  
**Mixed Zoning:** No  
**Housing Zoning:** No

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0441

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	100m-200
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	100-200m
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	5Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	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

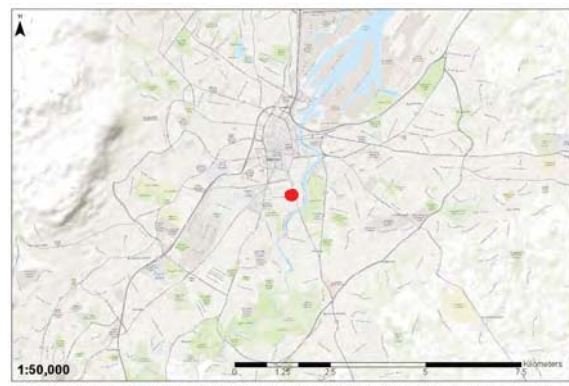
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 145  
**Refined Density Assumption:**  
**Housing Yield:** 21  
**Potential Housing Type:** Apartment  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:**  
**Traveller Site:** No  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3819</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Lands to the rear of 108-138 University Street
<b>Postcode:</b>	BT 127
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3296
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Underutilised back land site. some industrial type uses operating at present. Also includes the menagerie bar.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	MINOR

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3296

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	MINOR	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	Unknown
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

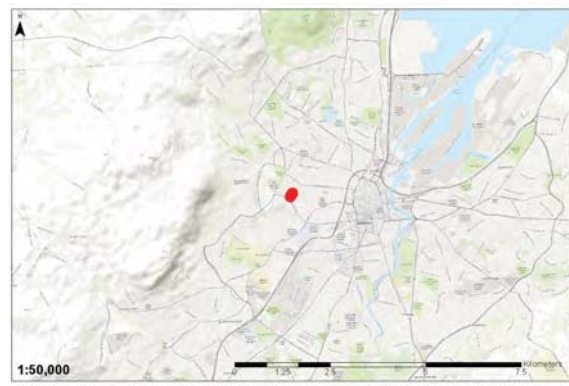
Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	48.4512
Potential Housing Type:	Terrace
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3821</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Land bounded by Mayo Link and Lanark Way
<b>Postcode:</b>	BT 131
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3684
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Site currently comprises underutilised parcel of land with potential to deliver a significant residential capacity.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3684

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	145
Refined Density Assumption:	
Housing Yield:	53.418
Potential Housing Type:	Townhouse
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3822</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Lands @ Lawnbrook Shankill bounded by Shankill Road Lawnbrook Avenue Azamor Street and Brookmount St
<b>Postcode:</b>	BT 131
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6748
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site currently comprises temporary open space upon pending social housing application
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	Yes
<b>UCS Residential Planning Reference No.:</b>	Z/2015/0196/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6748

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	WITHIN 100m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:		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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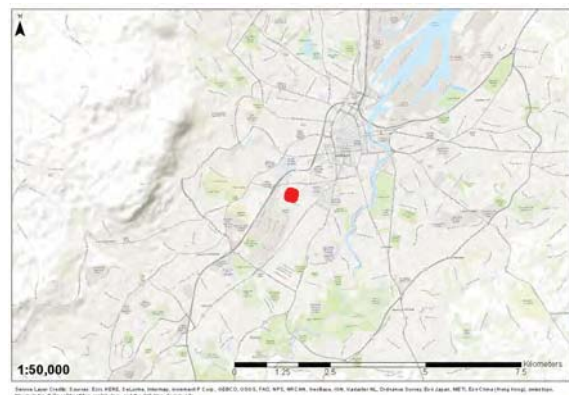
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	147
Refined Density Assumption:	
Housing Yield:	99.1956
Potential Housing Type:	Terrace
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3823</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Lands to the south of Kitchener Drive North of 2-30 (evens) Frenchpark Street & west of 59-149 (odds)
<b>Postcode:</b>	CC 028
<b>District Electoral Area:</b>	BOTANIC
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.2185
<b>Current Land Use:</b>	
<b>Description:</b>	Land covered by planning application for residential housing (comprising UCS3824 site), currently under consideration.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	LA04/2017/0431/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.2185

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

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## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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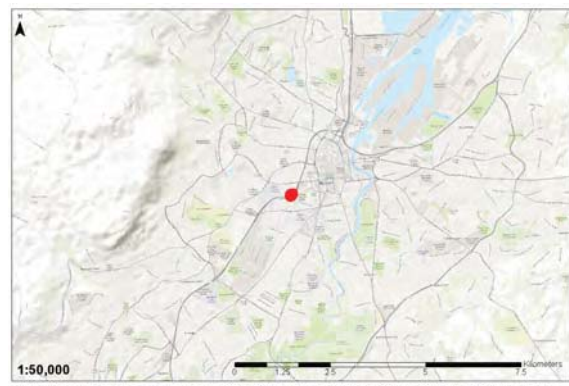
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	Pending density
Refined Density Assumption:	
Housing Yield:	76
Potential Housing Type:	Semi
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3835</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Vacant land adjacent 39-41 Distillery St.
<b>Postcode:</b>	CC 028
<b>District Electoral Area:</b>	COURT
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3653
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Erection of residential development comprising 9 dwellings, site access and all associated works. (Refused)
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	LA04/2016/1538/F
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	Yes
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3653

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		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?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

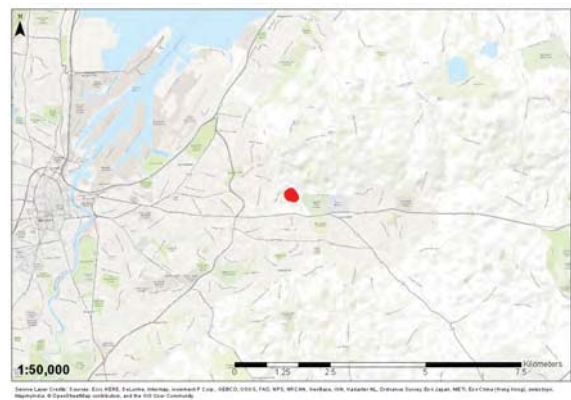
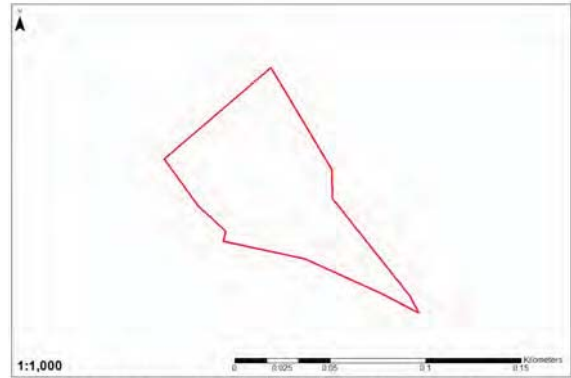
Housing Density Assumption (Dwellings per hectare):	
Refined Density Assumption:	
Housing Yield:	52.9685
Potential Housing Type:	Apartment
Employment Density Assumption:	
Employment Yield:	
Potential Employment Type:	
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3839</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Parcel of land comprising NW corner of NI assembly grounds
<b>Postcode:</b>	BT 010/1
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.6383
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Lands in NW corner of Stomont Office Node.
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	Yes
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	SIGNIFICANT
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.6383

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Emp
Is the Site Available?	No
Is the Site Achievable?	Yes

---

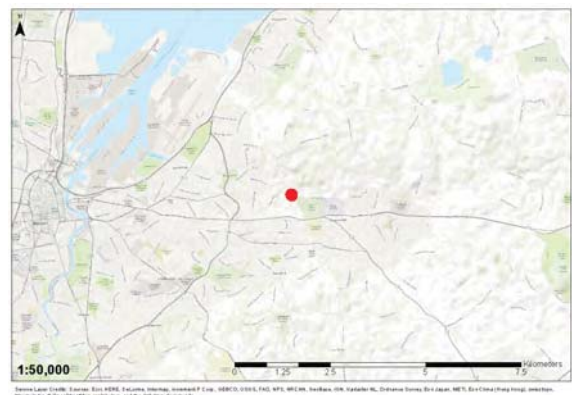
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	39607
Employment Yield:	23764.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3840</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Site between Government Offices for NI and AFBI lands.
<b>Postcode:</b>	BT 010/1
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.3364
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	Part
<b>Historic Park, Garden and Demesne:</b>	SIGNIFICANT
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.3364

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	Minor constraint
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	400m+
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Infrastructure works required

---

## Conclusions

Is the Site Suitable?	Emp
Is the Site Available?	No
Is the Site Achievable?	Yes

---

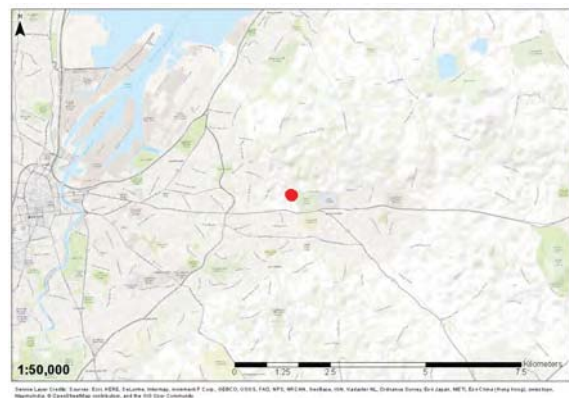
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	39607
Employment Yield:	13070.3000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3841</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Surface level car park serving the government offices at Stormont
<b>Postcode:</b>	BT 010/1
<b>District Electoral Area:</b>	ORMISTON
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2363
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	
<b>Site Capacity:</b>	0



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	Yes
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	Yes
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	SIGNIFICANT
<b>Urban Landscape Wedge:</b>	MINOR
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	CONSIDERABLE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.2363

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	NONE		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Ongoing use not expected to cease
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Emp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

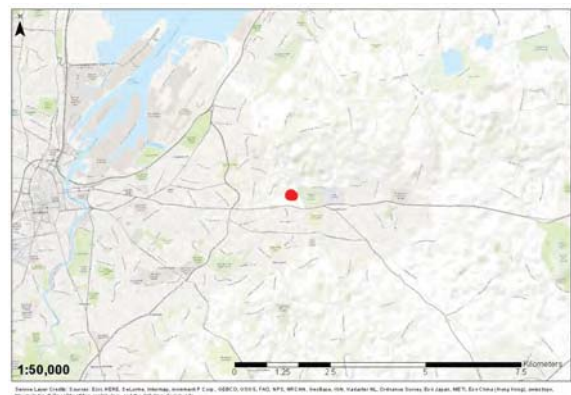
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	
Potential Housing Type:	
Employment Density Assumption:	39607
Employment Yield:	9109.6000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## 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:** 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:** SIGNIFICANT  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** MINOR  
**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:**  
**Size of Site Retained:** 0.1654

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	NONE	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	Yes	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	200-400m
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:	NONE		
Surface Water:	MINOR		
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	No		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Emp
Is the Site Available?	No
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

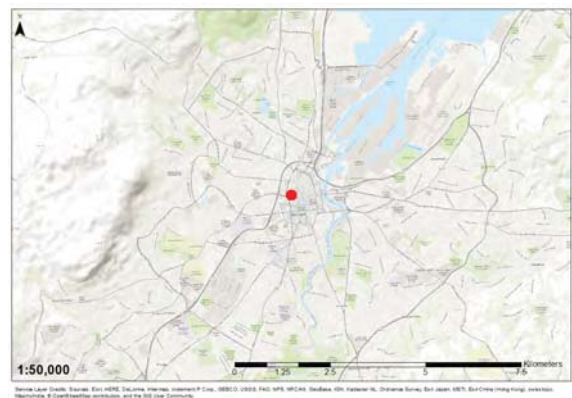
Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	0
Potential Housing Type:	
Employment Density Assumption:	39607
Employment Yield:	6337.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3845</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	12 King Street
<b>Postcode:</b>	BT15 1HU
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0230
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	Site currently used for surface cap parking. Suitable for housing or employment use.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	N/A
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0231817223536

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:			

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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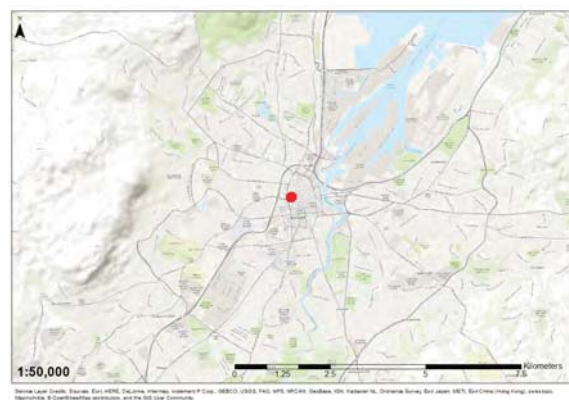
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	7
Potential Housing Type:	Apartment
Employment Density Assumption:	39607
Employment Yield:	918.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3846</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	8 King Street
<b>Postcode:</b>	BT15 1HU
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0190
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Vacant plot, currently fenced off. Suitable for housing or employment.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0197330800099

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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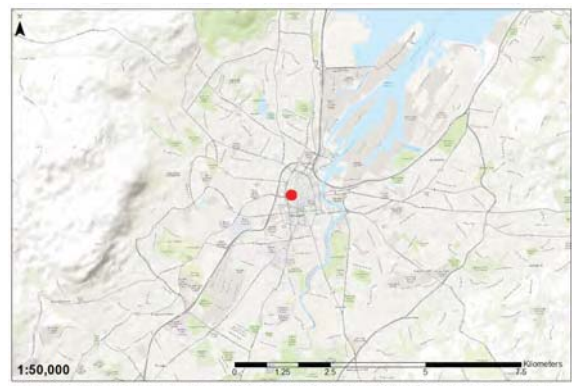
## Yield, Phasing & Type

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:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3847</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands at Berry Street, adj to St Mary's Church
<b>Postcode:</b>	BT1 1JJ
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0220
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Site adjacent to church, appears to be an underutilized infill site. Currently appears to be part of the garden linked to the Church.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0223627351646

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	SIGNIFICANT	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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?	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3851  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** CITY CENTRE  
**Address:** Lands at Linfield Road  
  
**Postcode:** BT  
**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 on the site.  
  
**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:** N/A  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.26496266472

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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?	HousingEmp
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

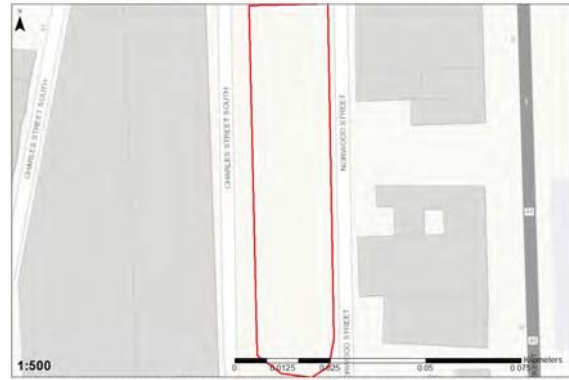
Housing Density Assumption (Dwellings per hectare):	316
Refined Density Assumption:	
Housing Yield:	83
Potential Housing Type:	Apartment
Employment Density Assumption:	39607
Employment Yield:	10494.0000
Potential Employment Type:	N/A
Traveller Site:	
Phase:	
Comments:	



# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3853</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Site bounded by Wellwood Street, Glenalpin Street and Norwood Street
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	1.1700
<b>Current Land Use:</b>	Surface level car park
<b>Description:</b>	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.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.19561431293

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	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:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	CONSIDERABLE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:			

---

## Availability

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	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
Employment Yield:	7747.0000
Potential Employment Type:	B1
Traveller Site:	No
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3854</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	CITY CENTRE
<b>Address:</b>	Lands adjacent o Sandy Row and Boyne Street
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.2738
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Vacant and derelict buildings with yard to the rear. Appears to be use for storing bonfire materials. Has development potential.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.273793543305

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:			

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	Yes
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3855

**Source:** New Site

**HM Ref:** 0

**UCS Character Area:** CITY CENTRE

**Address:** Porters Annex, Apsley Street

**Postcode:** BT7 1BL

**District Electoral Area:**

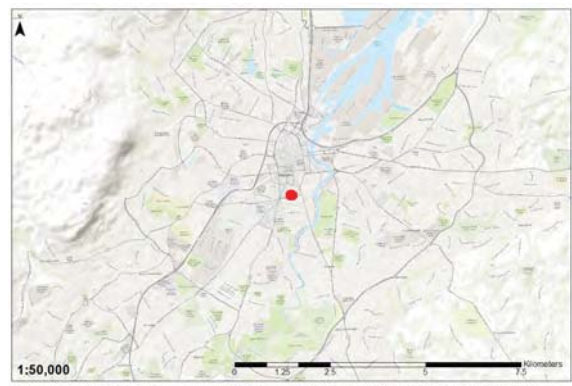
**Area Working Group:**

**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

**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
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0740257698229

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	200-400m
Monument Record:	NONE	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	Yes	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

## Yield, Phasing & Type

**Housing Density Assumption (Dwellings per hectare):** 316  
**Refined Density Assumption:**  
**Housing Yield:** 23  
**Potential Housing Type:** Apartment  
**Employment Density Assumption:**  
**Employment Yield:**  
**Potential Employment Type:** N/A  
**Traveller Site:**  
**Phase:**  
**Comments:**

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3856

**Source:** New Site

**HM Ref:** 0

**UCS Character Area:** CITY CENTRE

**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:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No



Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.0398298020898

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Commercial
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	High density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	Cycling Distance to City Centre:	CITY CENTRE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	CITY CENTRE
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:			

## Availability

Planning History:	2. Site has full planning permission for employment	Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## Conclusions

Is the Site Suitable?	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:

Employment Density Assumption: 39607

Employment Yield: 1577.0000

Potential Employment Type: B1

Traveller Site:

Phase:

Comments:

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3857

**Source:** New Site

**HM Ref:** 0

**UCS Character Area:** INNER CITY

**Address:** Site located between Clondeboye Gardens and Thistle Street

**Postcode:** BT

**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 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
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.141089541596

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	Part	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	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## **Achievability**

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## **Yield, Phasing & Type**

Housing Density Assumption (Dwellings per hectare): 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:

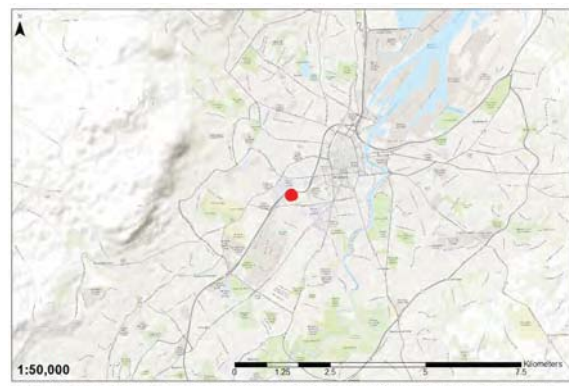
Phase:

Comments:

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3862</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Lands at Milner Street
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Large vacant brownfield site. Appears to be previously used for some form of industrial use. No planning permission on the portal within since 2010.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.357107646018333

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	Yes
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	SERIOUS	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

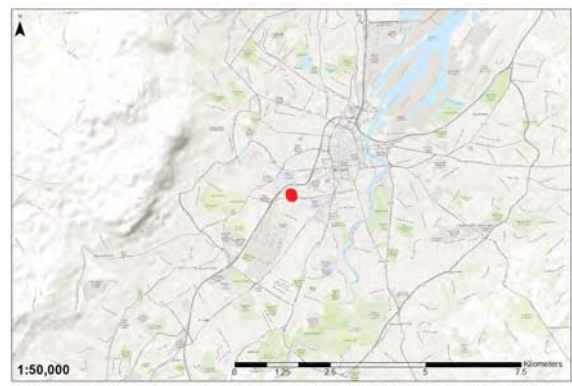
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## 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 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  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.265379051855



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	SIGNIFICANT	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

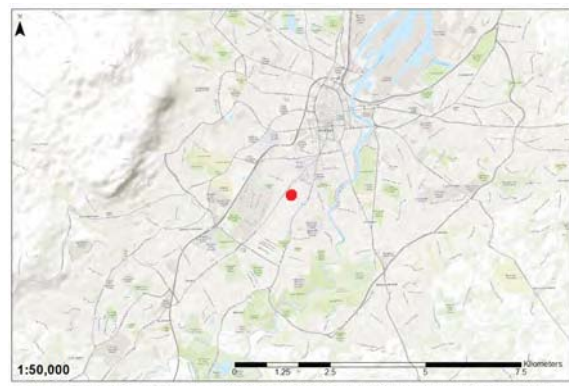
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3866  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** 19 Windsor Avenue  
  
**Postcode:** BT  
**District Electoral Area:**  
**Area Working Group:**  
**Site Area (ha):** 49.2800  
**Current Land Use:**  
**Description:** LA04/2015/0666/F - Alteration to provide 6 No. apartments including demolition of rear return and erection of two storey rear extension - GRANTED NOV 2017  
  
**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:** 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  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.0790731361719

## Site Suitability Assessment

District Centre:

Shopping / Commercial Area:

Area of Townscape Character:

Lagan Valley Regional Park: NONE

LLPA: NONE

Site of Local Nature Conservation Importance:

AQMA: NONE

Conservation Area: SIGNIFICANT

ASSSI: NONE

Monument Record: NONE

Neighbourhood Renewal Area:

Listed Building: SERIOUS

Tidal Flood Plain:

Surface Water:

Topography:

Utilities on Site:

Known Contamination and Ground Stability Issues:

Neighbouring Area Characteristics:

Residential Area Characteristics:

Protected Route: VERY FAR

Distance from Arterial Route:

Highway Access to Site: VERY CLOSE

Distance from Bus Stop: 100-200m

Distance from Train Halt: 400m+

Cycling Distance to City Centre: 5Min CYCLE

Walking Distance to City Centre: 10Min WALK

Enhancements to the Proposed Transport Network (BRT, Road Improvements):

---

## Availability

Planning History: 1. Site has full planning permission for housing

Site for Sale: No

Ownership: Private

Willing Owner: Yes

Current Availability: Vacant

Multiple Ownerships: No

Potential for Ransom Strips: No

---

## Achievability

Market Attractiveness:

Market likely to deliver

Infrastructure Constraints - Waste Water Treatment System:

Current Capacity within system

Infrastructure Constraints - Transport Network:

Network can accommodate new development

---

## Conclusions

Is the Site Suitable? Housing

Is the Site Available? Yes

Is the Site Achievable? Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare): 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:

---

# Belfast Urban Capacity Study

---

## 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

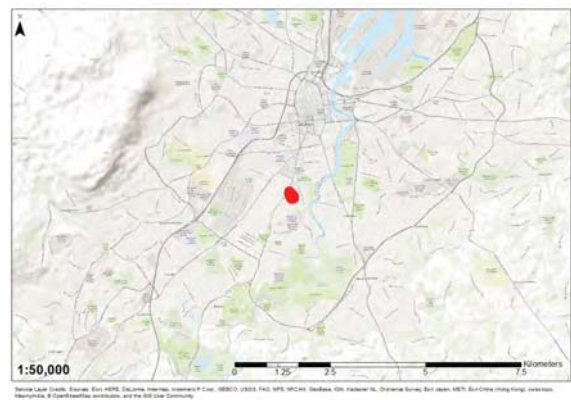
**District Electoral Area:**

**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 development.

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 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:** NONE

---



---

Is the Site Available? Yes  
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:**

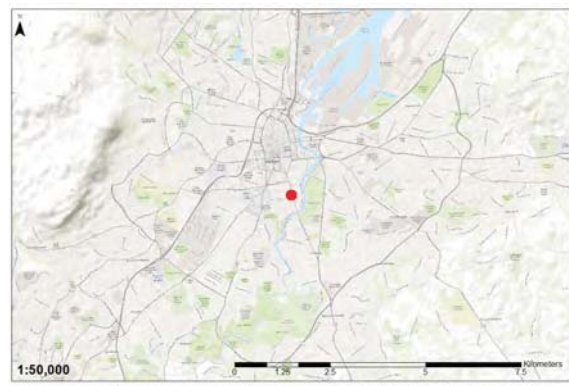
**Phase:**

**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3868</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Site on the lower Ormeau Road
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	0.0432
<b>Current Land Use:</b>	Underutilised site
<b>Description:</b>	Currently used for surface car wash. Recently on the market for sale.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	N/A
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.0432181569025

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	SERIOUS	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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
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:	



---

# Belfast Urban Capacity Study

---

## 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:** BT

**District Electoral Area:**

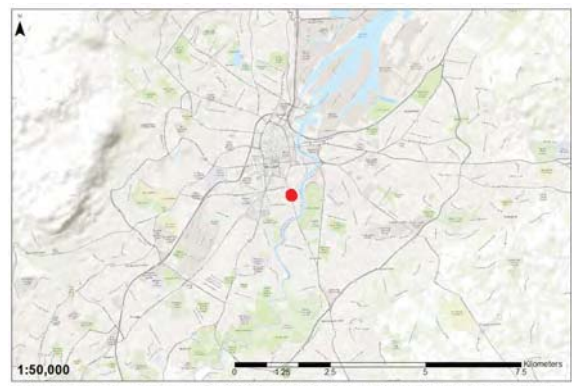
**Area Working Group:**

**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 accommodation therefore the site is considered to have development potential in the medium / long term.

**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:** Part

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** No

**Mixed Zoning:** No

**Housing Zoning:** No

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.214651691849

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	SIGNIFICANT	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	MINOR	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Temporary Use
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

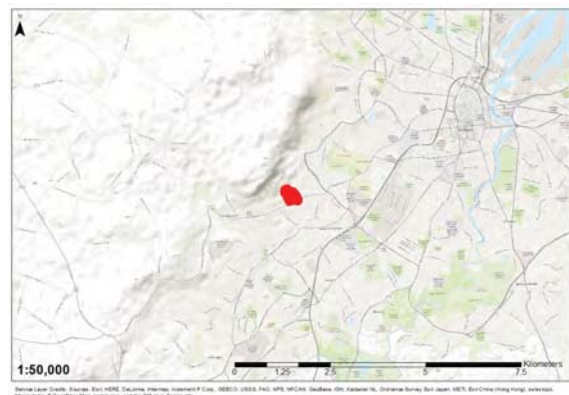
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 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:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3871</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands off Glen Road
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Appears to be the site of a former school which has since been demolished. Suitable for housing.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	SERIOUS
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.91407362640707

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	SERIOUS	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Slightly sloping		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Private	Potential for Ransom Strips:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

---

# Belfast Urban Capacity Study

---

## Site Information

**UCS Unique Ref** 3872  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** GLAN ROAD HEIGHTS

**Postcode:** BT  
**District Electoral Area:**  
**Area Working Group:**  
**Site Area (ha):** 1.7700  
**Current Land Use:** Vacant site

**Description:** 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 calculating yield. This accounts for the character of the site including access etc.

**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
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	1.25

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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**

**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:**



---

# Belfast Urban Capacity Study

---

## 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:**

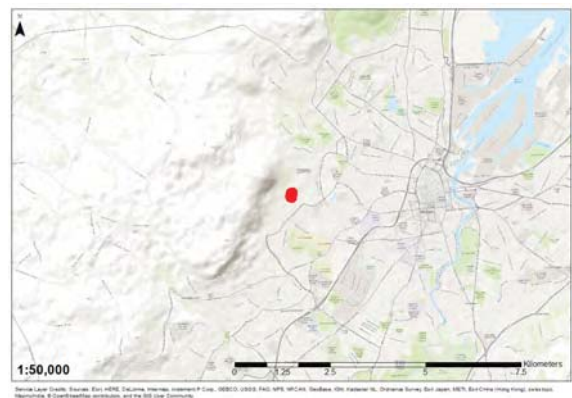
**Area Working Group:**

**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 currently land locked and would likely need to be integrated in to UCS ref 1938 which has planning permission for 74 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:** No

**Other use Planning Reference No.:**

**Other use Proposal Description:**

---

## Land Use Zoning

**Employment Zoning:** NONE

**Mixed Zoning:** NONE

**Housing Zoning:** NONE

---

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No

Evidence that the site is being developed for alternative use:	No
Historic Park, Garden and Demesne:	NONE
Urban Landscape Wedge:	NONE
Area of Existing Open Space:	NONE
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	MINOR
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.488154403735826

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

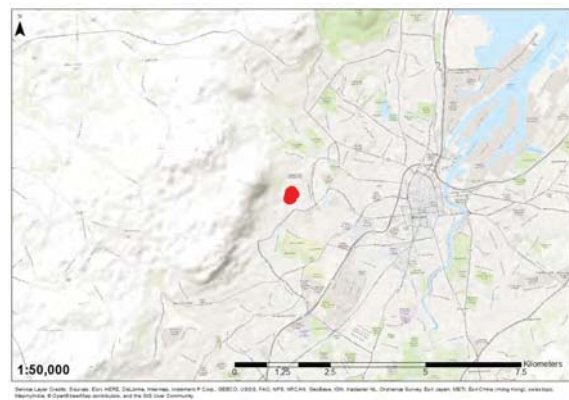
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** 55  
**Refined Density Assumption:**  
**Housing Yield:** 26  
**Potential Housing Type:** Semi  
**Employment Density Assumption:** N/A  
**Employment Yield:** 0.0000  
**Potential Employment Type:** N/A  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3874</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Lands at the junction of Ballygomartin Road and Springmartin Road.
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	4.4500
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Heavily vegetated sites, part owned by NIHE. Is not subject to any BMAP landscape designations.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	1.20564948938268

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	MINOR	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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:	No
Willing Owner:	Unknown		

---

## Achievability

Market Attractiveness:	May come forward but will require some form of public sector support (social housing etc.)
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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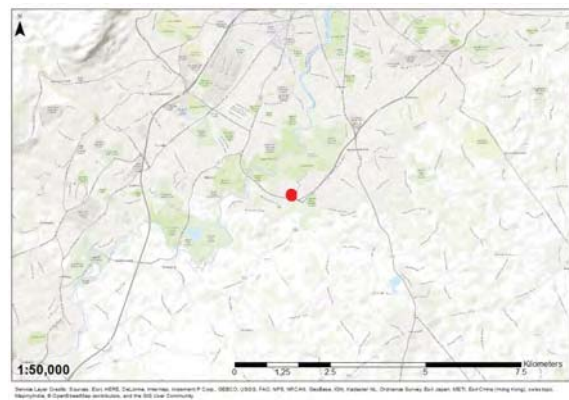
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3954</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	41 Old Milltown Road
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Site owned buy NIHE and considered surplus open space. Not zoned as existing open space in draft BMAP. suitable for development.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.164782561997

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:		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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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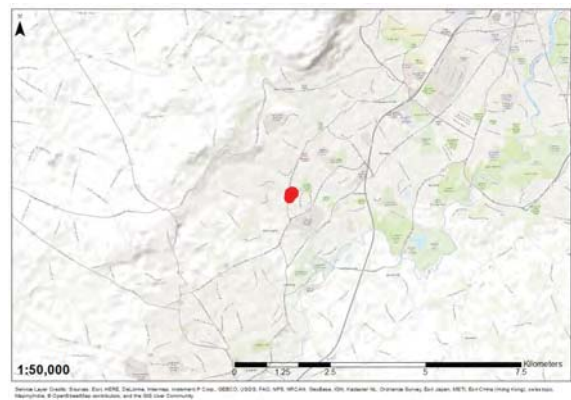
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3955  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** Almond Drive (site 1) Twinbrook  
  
**Postcode:** bt  
**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 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  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.67187104351



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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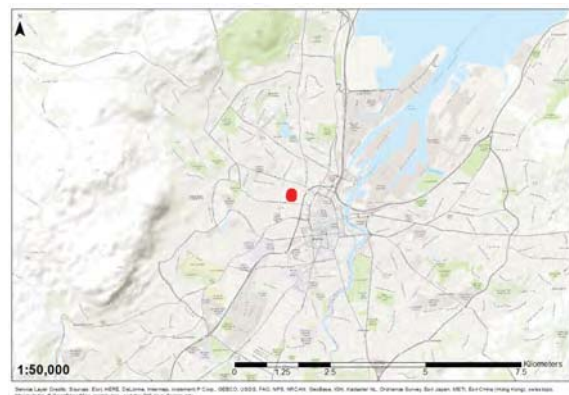
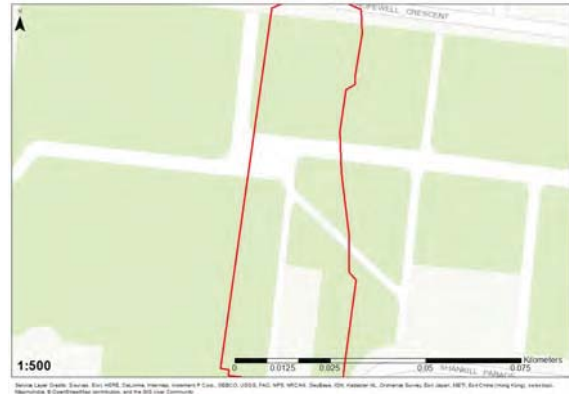
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## 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 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:** SIGNIFICANT  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.25

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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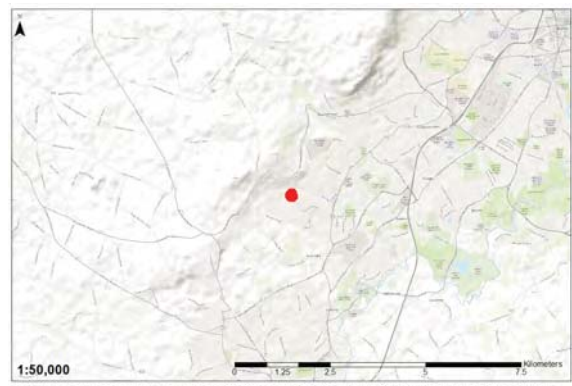
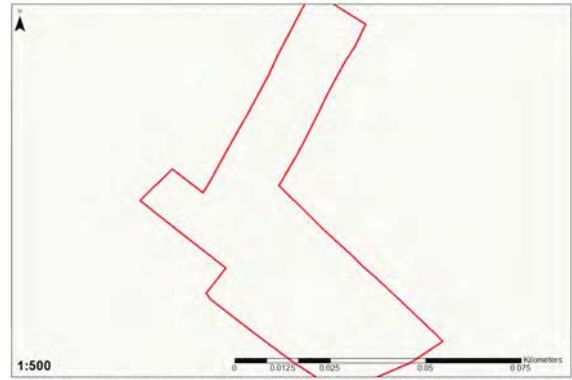
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## 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. Sites within a large plot of land within the settlement limits which 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:** SIGNIFICANT

## 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  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.292892229542

## Site Suitability Assessment

District Centre:		Utilities on Site:	None
Shopping / Commerical Area:		Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:		Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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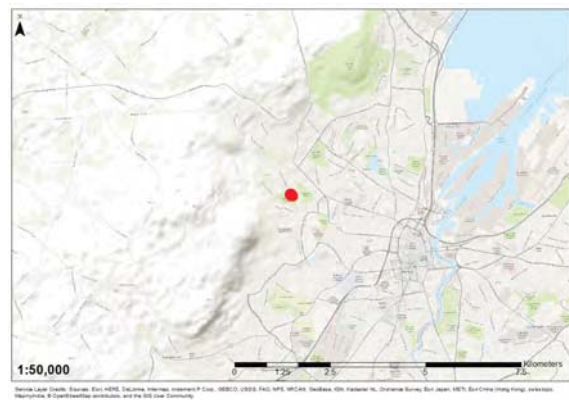
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	55
Refined Density Assumption:	
Housing Yield:	16
Potential Housing Type:	Semi
Employment Density Assumption:	0
Employment Yield:	0.0000
Potential Employment Type:	N/A
Traveller Site:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3959</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Forthriver Road/Crescent
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Owned by NIHE. Considered surplus open space. Not zoned as existintg open space in BMAP.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	MINOR
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.249879186487866

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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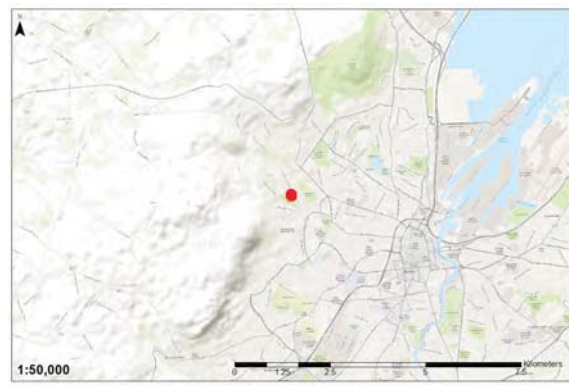
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3960</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Forthriver Road
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Small NIHE owned site. Consider surplus open space. Not zoned as existing open space.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	MINOR
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	MINOR
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.136983255560849



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

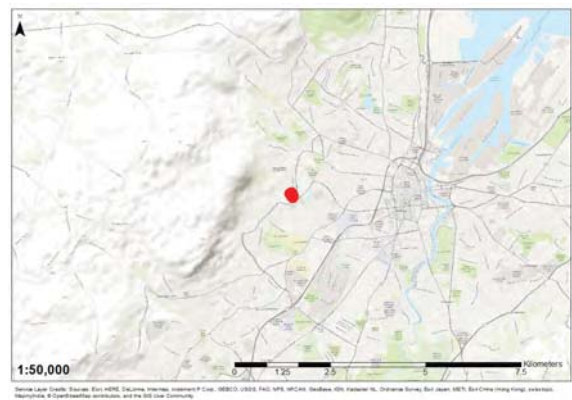
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3962  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** Highpark Crescent, Ballygomartin  
  
**Postcode:** BT  
**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 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  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.589342204841

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

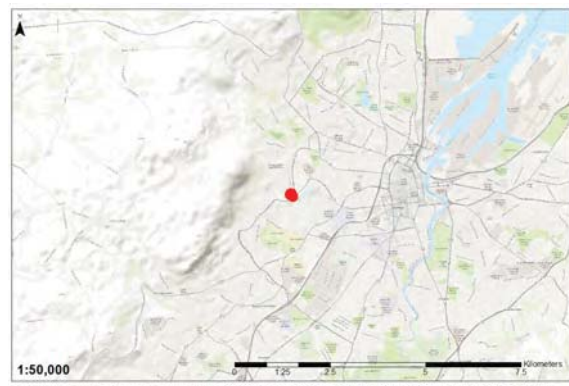
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3963  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** ARTERIAL ROUTE  
**Address:** Dunboyne/Brittons, Ballygomartin  
  
**Postcode:** BT  
**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 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:** NONE

## Absolute Constraints

**Sites below 0.1ha or 5 residential units:** No  
**Evidence that the site is being developed for alternative use:** No  
  
**Historic Park, Garden and Demesne:** NONE  
**Urban Landscape Wedge:** NONE  
**Area of Existing Open Space:** NONE  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.075

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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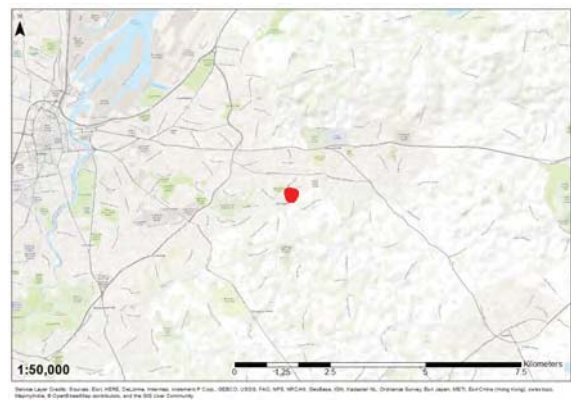
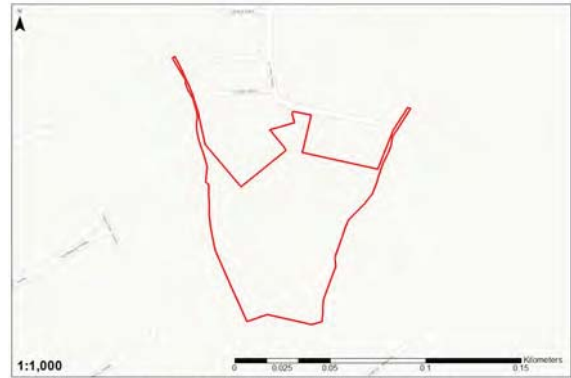
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3965</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Levin Drive Site 1
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Owned by NIHE and considered excess open space. Sitting outside the 2017 urban footprint.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.588480507841

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	100-200m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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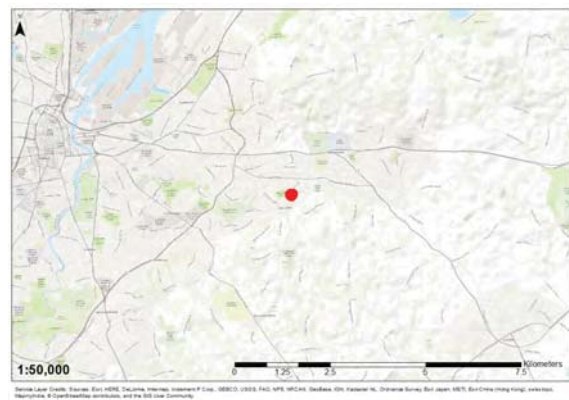
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3966</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Levin Drive Site 2
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Owned by NIHE and considered surplus open space. Not zoned as existing open space in draft BMAP.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.167799869778514



## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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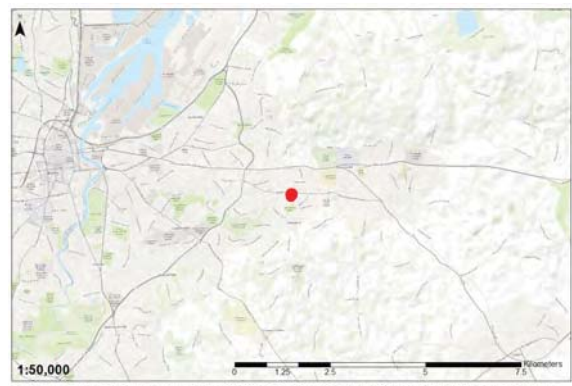
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3967</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	WIDER CITY
<b>Address:</b>	Kings Road Site 3
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Owned buy NIHE, considered to be surplus open space. Not zoned as existing open space in draft BMAP.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	MINOR
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.254931632027043

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3968  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** Altan Drive, Poleglass

**Postcode:** BT

**District Electoral Area:**

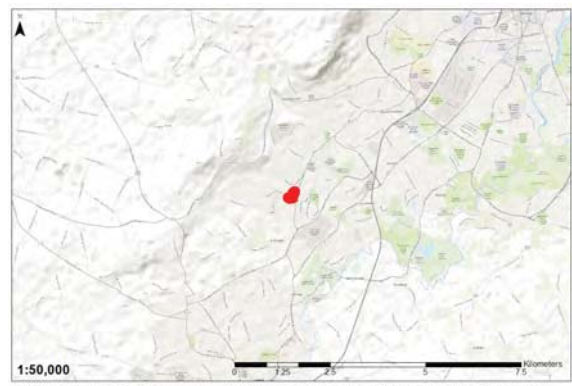
**Area Working Group:**

**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 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
Potential Open Space:	NONE
Land identified for Health Use:	NONE
River (Fluvial) Floodplain:	NONE
Special Protection Area:	NONE
RAMSAR:	NONE
Site Retained for further assessment:	Yes
Size of Site Retained:	0.632138594591

## **Site Suitability Assessment**

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	WITHIN 100m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	MINOR	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

## **Availability**

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

## **Achievability**

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

## **Conclusions**

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

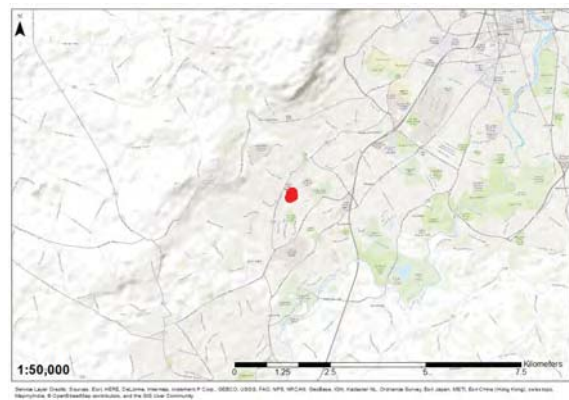
## **Yield, Phasing & Type**

**Housing Density Assumption (Dwellings per hectare):** Bespoke - estimated based on shape of site.  
**Refined Density Assumption:**  
**Housing Yield:** 8  
**Potential Housing Type:** Terrace  
**Employment Density Assumption:** 0  
**Employment Yield:** 0.0000  
**Potential Employment Type:** N/A  
**Traveller Site:**  
**Phase:**  
**Comments:**

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3969  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** STRATEGIC CENTRE  
**Address:** Glasvevy Rise Site 1 Twinbrook  
  
**Postcode:** BT  
**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  
**Potential Open Space:** NONE  
**Land identified for Health Use:** NONE  
**River (Fluvial) Floodplain:** NONE  
**Special Protection Area:** NONE  
**RAMSAR:** NONE  
**Site Retained for further assessment:** Yes  
**Size of Site Retained:** 0.305360591748

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	FAR
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	VERY CLOSE
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

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## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

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## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

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:	



# Belfast Urban Capacity Study

## Site Information

UCS Unique Ref: 3970  
 Source: New Site  
 HM Ref: 0  
 UCS Character Area: WIDER CITY  
 Address: Lagmore Avenue, Poleglass

Postcode: BT

District Electoral Area:

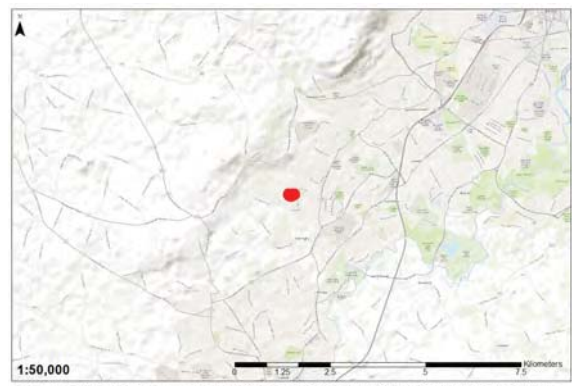
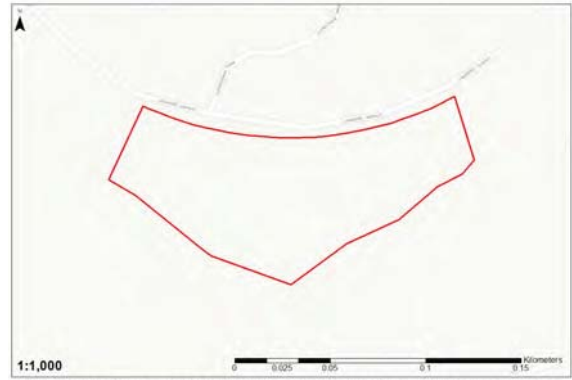
Area Working Group:

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 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: 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: 0.989938757627737

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	MINOR	Protected Route:	VERY FAR
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:		Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

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## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

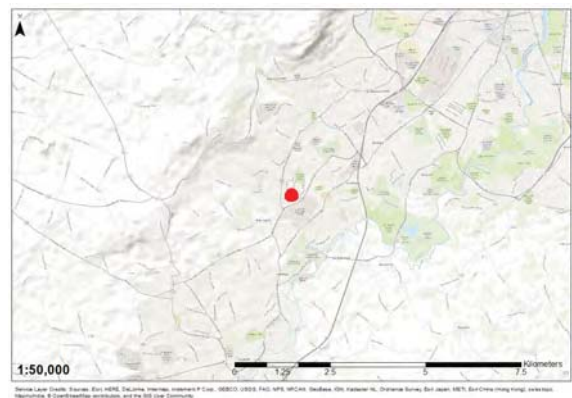
## Yield, Phasing & Type

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:	

# Belfast Urban Capacity Study

## Site Information

**UCS Unique Ref** 3972  
**Source:** New Site  
**HM Ref:** 0  
**UCS Character Area:** WIDER CITY  
**Address:** Gardenmore Road Site 1, Twinbrook  
  
**Postcode:** BT  
**District Electoral Area:**  
**Area Working Group:**  
**Site Area (ha):**  
**Current Land Use:** Vacant site  
**Description:** NIHE owned. Consider surplus land. Not zoned as existing open space. Has development potential.  
**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:** 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:** 0.600531841718877

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Mins+ CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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

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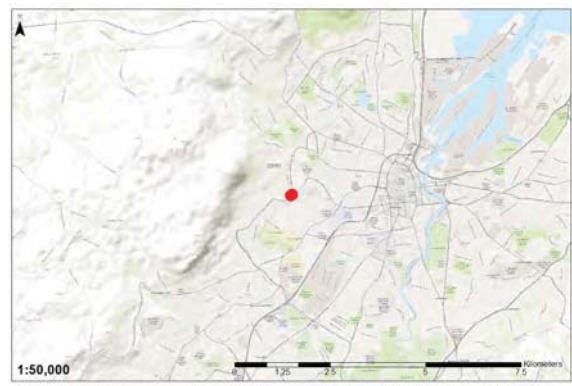
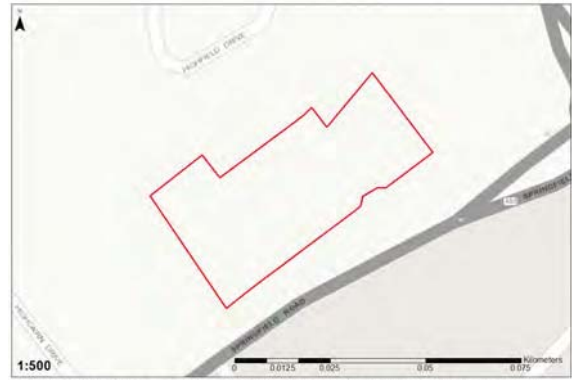
## Yield, Phasing & Type

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:	
Phase:	
Comments:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3973</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	ARTERIAL ROUTE
<b>Address:</b>	Springfield Road
<b>Postcode:</b>	N/A
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Open Space
<b>Description:</b>	Owned by NIHE, considered to be surplus open space. Not zoned as existing open space in draft BMAP.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	No
<b>Mixed Zoning:</b>	No
<b>Housing Zoning:</b>	No

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	No
<b>Size of Site Retained:</b>	0.193365812121

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Low density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	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:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	10Min CYCLE
Neighbourhood Renewal Area:	SERIOUS	Walking Distance to City Centre:	10Mins+ WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
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		

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## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

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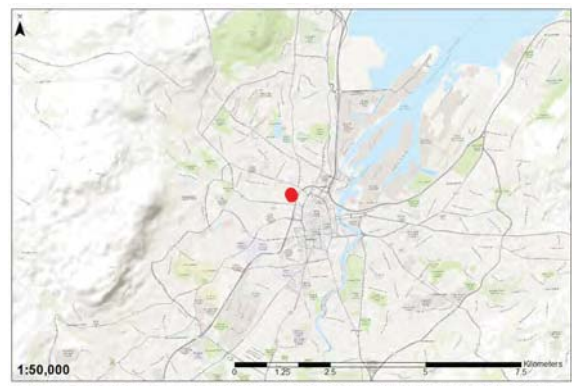
## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	
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:	

# Belfast Urban Capacity Study

## Site Information

<b>UCS Unique Ref</b>	<b>3974</b>
<b>Source:</b>	New Site
<b>HM Ref:</b>	0
<b>UCS Character Area:</b>	INNER CITY
<b>Address:</b>	Hopewell Remainder
<b>Postcode:</b>	BT
<b>District Electoral Area:</b>	
<b>Area Working Group:</b>	
<b>Site Area (ha):</b>	
<b>Current Land Use:</b>	Vacant site
<b>Description:</b>	Underused green space. Construction currently on-going adjacent to the site. May be suitable for housing. NIHE have confirmed the site is surplus subject to PPS8.
<b>Site Capacity:</b>	



## Planning History

<b>Planning granted for residential use:</b>	No
<b>UCS Residential Planning Reference No.:</b>	NONE
<b>Planning granted for employment use:</b>	No
<b>Employment Planning Reference No.:</b>	NONE
<b>Employment Planning Proposal Description:</b>	
<b>Planning granted for other land use:</b>	No
<b>Other use Planning Reference No.:</b>	
<b>Other use Proposal Description:</b>	

## Land Use Zoning

<b>Employment Zoning:</b>	NONE
<b>Mixed Zoning:</b>	NONE
<b>Housing Zoning:</b>	NONE

## Absolute Constraints

<b>Sites below 0.1ha or 5 residential units:</b>	No
<b>Evidence that the site is being developed for alternative use:</b>	No
<b>Historic Park, Garden and Demesne:</b>	NONE
<b>Urban Landscape Wedge:</b>	NONE
<b>Area of Existing Open Space:</b>	NONE
<b>Potential Open Space:</b>	NONE
<b>Land identified for Health Use:</b>	NONE
<b>River (Fluvial) Floodplain:</b>	NONE
<b>Special Protection Area:</b>	NONE
<b>RAMSAR:</b>	NONE
<b>Site Retained for further assessment:</b>	Yes
<b>Size of Site Retained:</b>	0.300833336948

## Site Suitability Assessment

District Centre:	No	Utilities on Site:	None
Shopping / Commerical Area:	No	Known Contamination and Ground Stability Issues:	No
Area of Townscape Character:		Neighbouring Area Characteristics:	Residential
Lagan Valley Regional Park:	NONE	Residential Area Characteristics:	Medium density
LLPA:	NONE	Protected Route:	VERY CLOSE
Site of Local Nature Conservation Importance:	No	Distance from Arterial Route:	
AQMA:	NONE	Highway Access to Site:	ADJACENT
Conservation Area:	NONE	Distance from Bus Stop:	200-400m
ASSSI:	NONE	Distance from Train Halt:	400m+
Monument Record:	NONE	Cycling Distance to City Centre:	5Min CYCLE
Neighbourhood Renewal Area:	NONE	Walking Distance to City Centre:	5Min WALK
Listed Building:	NONE	Enhancements to the Proposed Transport Network (BRT, Road Improvements):	
Tidal Flood Plain:			
Surface Water:			
Topography:	Flat		

---

## Availability

Planning History:		Current Availability:	Vacant
Site for Sale:	No	Multiple Ownerships:	No
Ownership:	Public Sector (DSD/BCC/NIHE)	Potential for Ransom Strips:	No
Willing Owner:	Yes		

---

## Achievability

Market Attractiveness:	Market likely to deliver
Infrastructure Constraints - Waste Water Treatment System:	Current Capacity within system
Infrastructure Constraints - Transport Network:	Network can accommodate new development

---

## Conclusions

Is the Site Suitable?	Housing
Is the Site Available?	Yes
Is the Site Achievable?	Yes

---

## Yield, Phasing & Type

Housing Density Assumption (Dwellings per hectare):	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:	
Phase:	
Comments:	