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Belfast Metropolitan Area Plan

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District Proposals
Belfast

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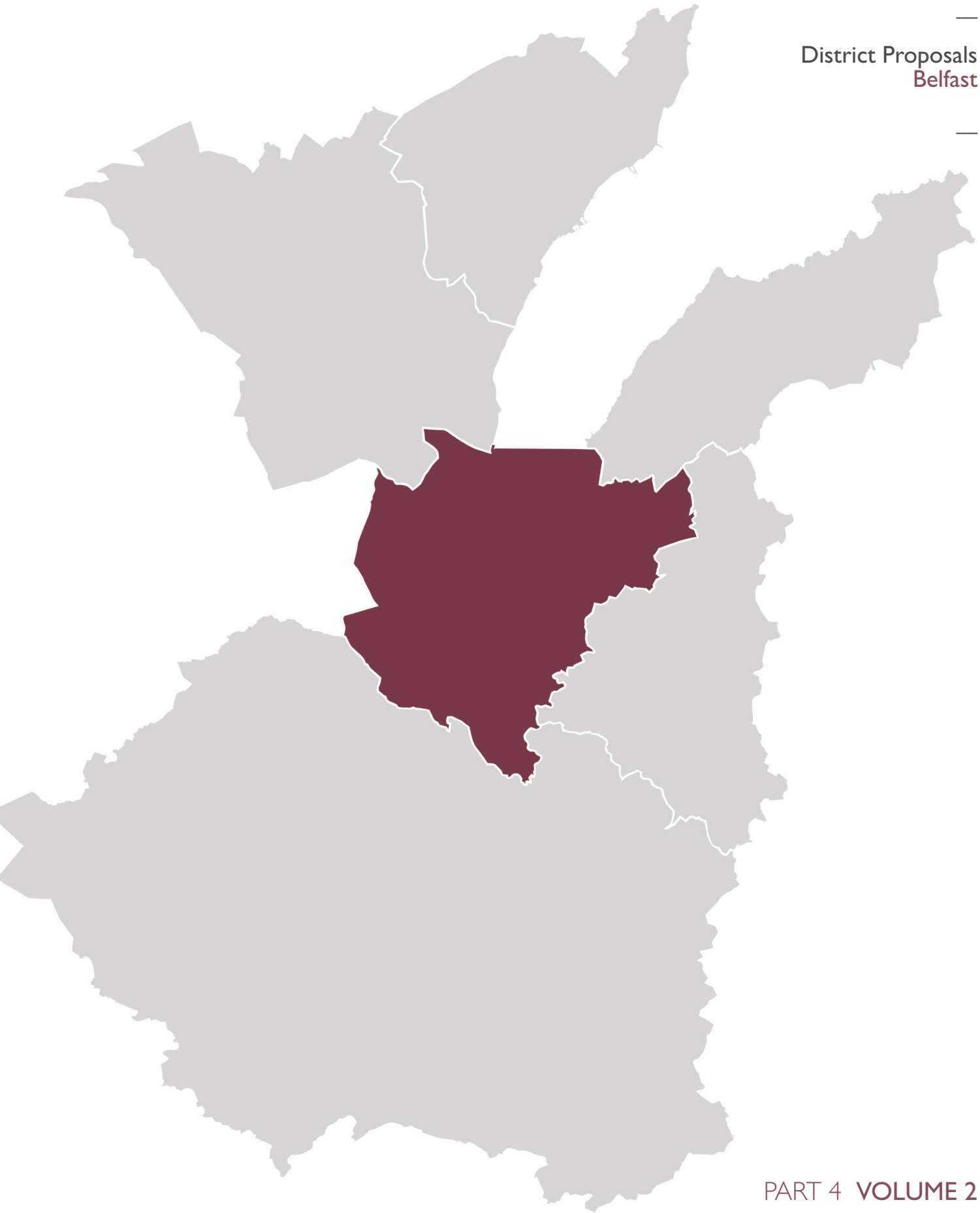

PART 4 **VOLUME 2**

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Loose maps accompanying this document:-

1 – Belfast Countryside
2/001 – Belfast City Centre
3/001 – Belfast Harbour Area
4/001 – Belfast City
4/002 – Belfast City
4/003 – Belfast City
4/004 – Belfast City

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The following comprises a list of all allocations, designations, policies, proposals and zonings as contained in Belfast District.

Belfast City Centre	Designation CC 001	City Centre Boundary
	Zonings CC 02 – CC 04	Housing
	Designation CC 005	Primary Retail Core
	Designation CC 006	Primary Retail Frontage
	Designation CC 007	Commercial District Character Area
	Designation CC 008	Civic Precinct Character Area
	Designation CC 009	Old City Character Area
	Designation CC 010	Scotch and Cathedral Quarters Character Area
	Designation CC 011	West City Fringe Character Area
	Designation CC 012	Great Victoria Street Character Area
	Designation CC 013	Shaftesbury Square Character Area
	Designation CC 014	Laganside South and Markets Character Area
	Designation CC 015	Laganside North and Docks Character Area
	Zonings CC 016 – CC 020	Development Opportunity Sites
	Designation CC 021	Protected City Centre Housing Areas
	Proposal CC 022	Non-Strategic Road Scheme City Centre Ring - Southern Section including Bankmore Link
	Proposal CC 023	Pedestrian/Cycle Bridge Crossings
	Proposal CC 024	Extended Railway Station - Great Victoria Street / Grosvenor Road
	Designation CC 025	Area of Parking Restraint - Belfast City Core
	Designation CC 026	Area of Townscape Character - Victoria Street/Oxford Street
	Designation CC 027	Historic Park, Garden and Demesne - Clifton House
	Designation CC 028	Local Landscape Policy Area - Blythefield

	Designation CC 029	Local Landscape Policy Area - City Hall
	Designation CC 030	Local Landscape Policy Area - Clifton 1
	Designation CC 031	Local Landscape Policy Area - Royal Belfast Academical Institution (RBAI)
BelfastHarbourArea	**Zoning BHA 01**	**Titanic Quarter**
	Policy BHA 02	Airport Safeguarding
	Policy BHA 03	Port Operations and Port - Related Land Uses
	Zoning BHA 04	Port Operations and Port - Related Land Uses Area of land known as D3, Airport Road West
	Zoning BHA 05	Mixed Use Site - North Foreshore
	Zoning BHA 06	Existing Employment - Belfast Harbour
	Proposal BHA 07	Strategic Road Scheme A2 Sydenham Bypass
	Proposal BHA 08	Non - Strategic Road Scheme New junction on the A2
	Designation BHA 09	Sites of Local Nature Conservation Importance
	Designation BHA 10	Local Landscape Policy Area - North Foreshore
	Designation BHA 11	Local Landscape Policy Area - Tillysburn
	Designation BHA 12	Local Landscape Policy Area - Victoria/King George
Arterial Routes	**Designation AR 01**	**Arterial Routes**
	Designation AR 02	Commercial Nodes and Areas of Parking Restraint on Arterial Routes
	Policy AR 02	Commercial Nodes Building Heights
	Designation AR 03	Shopping/Commercial Areas on Arterial Routes
Outer Belfast City	**Designation BT 001**	**Metropolitan Development Limit (Belfast)**
	Zonings NB 02 – NB 04	Housing
	Zonings WB 02 – WB 04	Housing

	Zonings SB 02 – SB 04	Housing
	Zonings EB 02 – EB 04	Housing
	Zonings TC 01 and TC 02	Housing for the Travelling Community
	Zoning BT 002	Mixed Use Site - Land at Monagh Bypass/ Upper Springfield Road
	Zoning BT 003	Mixed Use Site - Land at Crumlin Road including Girdwood Barracks
	Zoning BT 004	Existing Employment - Land at Springfield Road (Former Mackie's Site)
	Zoning BT 005	Existing Employment
	Proposal BT 006	Strategic Road Scheme - A55 Outer Ring Road (Knock Road)
	Proposal BT 007	Strategic Road Scheme - M1 between Blacks Road and Sprucefield
	Proposal BT 008	Strategic Road Scheme - Blacks Road Link
	Designation BT 009	Area of Parking Restraint - Belfast City Fringe Area
	Designation BT 010	District Centres
	Designation BT 011	Queen's University Office Area
	Designation BT 012	Stormont Office Node
	Designations BT 013 – BT 062	Areas of Townscape Character
	Designation BT 063	Historic Park, Garden and Demesne - Alexandra Park
	Designation BT 064	Historic Park, Garden and Demesne - Belfast Castle
	Designation BT 065	Historic Park, Garden and Demesne - Bellevue (Belfast Zoo)
	Designation BT 066	Historic Park, Garden and Demesne - Botanic Gardens
	Designation BT 067	Historic Park, Garden and Demesne - Cranmore

	Designation BT 068	Historic Park, Garden and Demesne - Drumglass
	Designation BT 069	Historic Park, Garden and Demesne - Dunville Park
	Designation BT 070	Historic Park, Garden and Demesne - Falls Park
	Designation BT 071	Historic Park, Garden and Demesne - Glenbank
	Designation BT 072	Historic Park, Garden and Demesne - Glencairn and Fernhill
	Designation BT 073	Historic Park, Garden and Demesne - Grovelands (Musgrave Park)
	Designation BT 074	Historic Park, Garden and Demesne - Malone House (Barnett Demesne)
	Designation BT 075	Historic Park, Garden and Demesne - Ormeau Park
	Designation BT 076	Historic Park, Garden and Demesne - Stormont Castle and Parliament Buildings
	Designation BT 077	Historic Park, Garden and Demesne - Stranmillis House (College)
	Designation BT 078	Historic Park, Garden and Demesne - Wilmont (Sir Thomas and Lady Dixon Park)
	Designation BT 079	Historic Park, Garden and Demesne - Woodvale Park
	Designation BT 080	Urban Landscape Wedge - Bellevue/Fortwilliam
	Designation BT 081	Urban Landscape Wedge - Milltown
	Designation BT 082	Urban Landscape Wedge - Dundonald (Belfast)
	Designation BT 083	Urban Landscape Wedge - Colin Glen (Belfast)
	Designation BT 084	Sites of Local Nature Conservation Importance
	Designation BT 085	Local Landscape Policy Area - Alexandra
	Designation BT 086	Local Landscape Policy Area - Ardmore
	Designation BT 087	Local Landscape Policy Area - Avoniel

	Designation BT 088	Local Landscape Policy Area - Ballysillan
	Designation BT 089	Local Landscape Policy Area - Balmoral Golf Course
	Designation BT 090	Local Landscape Policy Area - Belfast Castle / Fortwillam
	Designation BT 091	Local Landscape Policy Area - Belfast Royal Academy (BRA)
	Designation BT 092	Local Landscape Policy Area - Belmont Glen
	Designation BT 093	Local Landscape Policy Area - Belmont Park
	Designation BT 094	Local Landscape Policy Area - Benview
	Designation BT 095	Local Landscape Policy Area - Blanchflower / Patton
	Designation BT 096	Local Landscape Policy Area - Campbell / Ormiston
	Designation BT 097	Local Landscape Policy Area - Carr's Glen
	Designation BT 098	Local Landscape Policy Area - Cherryvale
	Designation BT 099	Local Landscape Policy Area - Cherryvalley
	Designation BT 100	Local Landscape Policy Area - Clarawood
	Designation BT 101	Local Landscape Policy Area - Clifton 2
	Designation BT 102	Local Landscape Policy Area - Colin Glen
	Designation BT 103	Local Landscape Policy Area - Cranmore/Bladon
	Designation BT 104	Local Landscape Policy Area - Dundonald Wedge
	Designation BT 105	Local Landscape Policy Area - Dunville
	Designation BT 106	Local Landscape Policy Area - Falls
	Designation BT 107	Local Landscape Policy Area - Forth River / Wolf Hill / Ligoniel
	Designation BT 108	Local Landscape Policy Area - Glencairn
	Designation BT 109	Local Landscape Policy Area - Glenmachan/Garnerville

	Designation BT 110	Local Landscape Policy Area - Grove
	Designation BT 111	Local Landscape Policy Area - Half Moon Lake
	Designation BT 112	Local Landscape Policy Area - Holy Cross
	Designation BT 113	Local Landscape Policy Area - Hunterhouse/Wedderburn/Rathmore
	Designation BT 114	Local Landscape Policy Area - Knocknagoney
	Designation BT 115	Local Landscape Policy Area - Knock Golf Course/Hospital Glen
	Designation BT 116	Local Landscape Policy Area - Ligoniel Park
	Designation BT 117	Local Landscape Policy Area - Loughview
	Designation BT 118	Local Landscape Policy Area - Lower Crescent
	Designation BT 119	Local Landscape Policy Area - Malone Church
	Designation BT 120	Local Landscape Policy Area - Milltown/Bog Meadows
	Designation BT 121	Local Landscape Policy Area - Mountain Hill
	Designation BT 122	Local Landscape Policy Area - Musgrave
	Designation BT 123	Local Landscape Policy Area - Oldpark
	Designation BT 124	Local Landscape Policy Area - Orangefield/Dixon
	Designation BT 125	Local Landscape Policy Area - Ormeau Park
	Designation BT 126	Local Landscape Policy Area - Pirrie Park
	Designation BT 127	Local Landscape Policy Area - River Lagan/Botanic
	Designation BT 128	Local Landscape Policy Area - St. Mary's
	Designation BT 129	Local Landscape Policy Area - Seaview
	Designation BT 130	Local Landscape Policy Area - Shandon/ Gilnahirk
	Designation BT 131	Local Landscape Policy Area - Shankill
	Designation BT 132	Local Landscape Policy Area - Somerton

	Designation BT 133	Local Landscape Policy Area - Somme
	Designation BT 134	Local Landscape Policy Area - Springfield Park and Dam
	Designation BT 135	Local Landscape Policy Area - Stormont
	Designation BT 136	Local Landscape Policy Area - Strandtown
	Designation BT 137	Local Landscape Policy Area - Strangford
	Designation BT 138	Local Landscape Policy Area - Stranmillis
	Designation BT 139	Local Landscape Policy Area - Strathearn
	Designation BT 140	Local Landscape Policy Area -Trench
	Designation BT 141	Local landscape Policy Area - Wandsworth Road
	Designation BT 142	Local Landscape Policy Area - Waterworks
	Designation BT 143	Local Landscape Policy Area - West Kirk/Shankill Memorial Park
	Designation BT 144	Local Landscape Policy Area - Willis's Lake
	Designation BT 145	Local Landscape Policy Area - Woodvale Park
	Proposal BT 146	Open Space - Land on Skegoneill Avenue west of the junction with York Road
	Designation BT 147	Community Greenways
	Proposal BT 148	Health Use
	Proposal BT 149	Education Use
Small Settlement		
Hannahstown	Designation HN 01	Settlement Development Limit
	Designation HN 02	Local Landscape Policy Area - Hannahstown Hill
	Designation HN 03	Local Landscape Policy Area - Upper Springfield Road
Countryside		
NaturalEnvironment	Designation CA 01	Sites of Local Nature Conservation Importance

	Designation CA 02	Rural Landscape Wedge - Hannahstown
	Designation CA 03	Belfast Hills Access Points
The Lagan Valley Regional Park	Designation CA 04	Lagan Valley Regional Park Node - Lockview Road, Stranmillis
	Designation CA 05	Lagan Valley Regional Park Node - Dub Lane, Upper Malone Road
	Designation CA 06	Lagan Valley Regional Park Node - Malone House
	Designation CA 07	Lagan Valley Regional Park Node - Shaws Bridge
	Designation CA 08	Lagan Valley Regional Park Node - Lady Dixon Park

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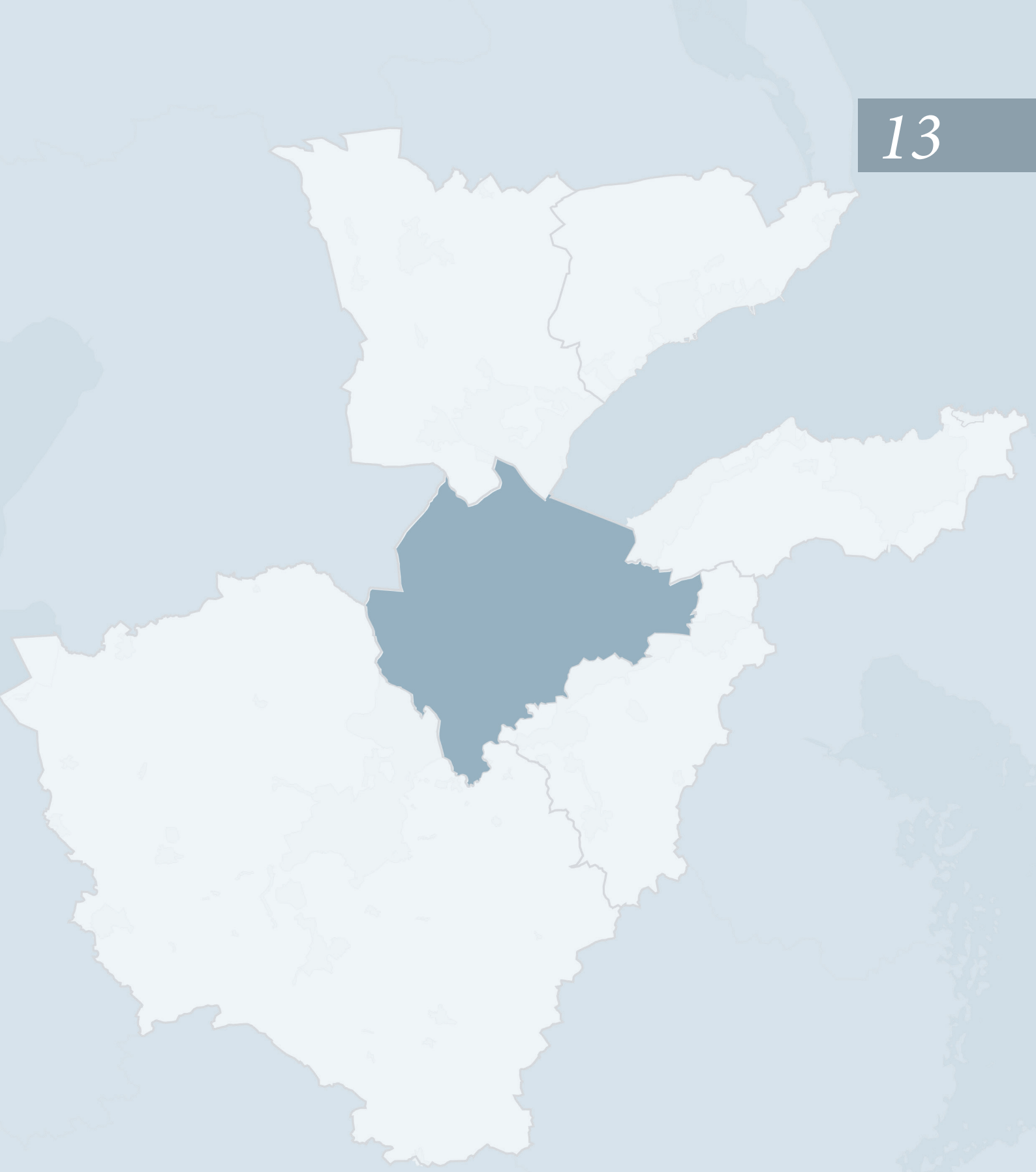

Preamble

Part 4 Volume 2

Preamble

The Belfast District Proposals form an integral part of the Belfast Metropolitan Area Plan 2015, which is a development plan prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The Plan covers the City Council Areas of Belfast and Lisburn and the Borough Council Areas of Carrickfergus, Castlereagh, Newtownabbey and North Down.

The Department is now publishing the Belfast Metropolitan Area Plan 2015 consisting of a Written Statement and accompanying maps. The Written Statement is divided into four parts:

- Part 1 sets out the background to the preparation of the Plan;
- Part 2 sets out the Plan's Guiding Principles and the Plan Strategy proposed to meet these;
- Part 3 sets out the Plan Framework comprising allocations, designations, policies and proposals relating to the Plan Area as a whole, intended to complement, and with reference to, the Regional Policy Context; and
- Part 4 translates the broad allocations, designations, policies and proposals in Part 3 into site specific designations, policies, proposals and zonings for the individual Council Areas included in the Plan Area.

The Plan Strategy, allocations, designations, policies, proposals and zonings in Parts 3 and 4 of the Plan comprise, and are hereafter also referred to collectively as the Plan Proposals.

The Plan is being published in seven Volumes:

- Volume 1 consists of Parts 1, 2, and 3 which deal with the Plan Area as a whole;
- Volumes 2 to 7 comprise Part 4 – the District Proposals – which set out the site-specific Plan Proposals for individual Council areas as follows:-

  Volume 2 – Belfast District Proposals

  Volume 3 – Lisburn District Proposals

  Volume 4 – Carrickfergus District Proposals

  Volume 5 – Castlereagh District Proposals

  Volume 6 – Newtownabbey District Proposals

  Volume 7 – North Down District Proposals

The Belfast District Proposals consist of designations, policies, proposals and zonings specific to the administrative area of Belfast City Council.

They relate in general to specific locations identified by defined boundaries on relevant maps. The designations, policies, proposals and zonings flow from the Plan Strategy and Plan Proposals for individual land uses contained in Parts 2 and 3, Volume 1 of the Plan. As such they reflect the Regional Guidance (RG) and Spatial Framework Guidance (SFG) contained in the Regional Development Strategy (RDS) 2035, regional planning policies contained in Planning Policy Statements (PPSs) and A Planning Strategy for Rural Northern Ireland.

To understand the full range of the Plan Proposals which apply to Belfast City Council area, it is therefore necessary to read the District Proposals in this Volume in conjunction with the Plan Strategy and the Plan Proposals contained in Volume 1 of the Plan, which relate to the entire Plan Area.

The District Proposals are presented in this Volume as follows: -

- Designations, policies, proposals and zonings for individual locations within Belfast City categorised by:-
  - Belfast City Centre
  - Belfast Harbour Area
  - The Arterial Routes
  - Outer Belfast City
- Designations for the Rural Area categorised by:
  - Hannahstown
  - Countryside
- Designations for the Lagan Valley Regional Park.

Belfast City

Background

The City of Belfast, the capital of Northern Ireland and the core of the Belfast Metropolitan Area, is the largest settlement in the Region. The City lies at the head of Belfast Lough in the lower reaches of the valley of the River Lagan. It has one of the most striking landscape settings to be found in any city in the British Isles, being flanked to the north west by the basalt escarpment of the Antrim plateau and on the south east by the more gentle slopes of the Castlereagh and Holywood Hills.

Belfast originated as a small settlement at the mouth of the River Lagan. A Norman Castle was built in the early 13th century, however, it wasn't until the 17th and 18th centuries that the settlement began to develop as a market place and port for the surrounding countryside. The greatest period of growth of the City occurred during the latter half of the 19th century and the early 20th century, resulting primarily from the development of manufacturing industry, including linen and shipbuilding. It was during this period that some of Belfast's finest civic buildings, including the City Hall, were built.

During the past 30 years there has been significant physical, social, economic and demographic change within the City. In line with many industrialised regions, traditional manufacturing industries have declined in importance. Reduced employment opportunities in this sector, however, have in recent years been offset by a considerable increase in those employed in service industries. Following a period of growth in economic activity and reduced levels of unemployment, Belfast today displays a greater economic optimism. The political developments of recent years have also provided a more favourable climate for further economic development. Overall optimism, however, cannot hide the fact that considerable pockets of social and economic deprivation still remain.

The population within the City declined from over 416,000 in 1971 to 277,000 in 2001. Suburban expansion and migration to neighbouring council areas within BMA and beyond has been accompanied by a dispersal of employment, retailing and other facilities. Out-migration has also resulted, particularly in inner city areas, in an age imbalance within the population of the City, under-utilisation of the existing infrastructure and significant land dereliction.

This trend has been reversed with the Belfast population increasing by 3,962 between 2001 and 2011, up to 280,962 in 2011. This is a reflection, among other factors, of both the Department's planning policy set out in the Belfast Urban Area Plan (BUAP) 2001 and the growing attractiveness of city living.

The past three decades have also seen significant public and private investment resulting in considerable urban renewal, improved infrastructure, and significant new urban housing. The impact of regeneration is most clearly seen in the physical economic and environmental benefits resulting from the Laganside initiative, which has transformed the City's waterfront. In addition, much of the

housing stock in the inner city has been renewed or improved, while planning policy set out in the BUAP 2001 has also contributed towards significant urban regeneration, most notably as a result of greater levels of private house building within the City.

Belfast City remains the regional centre for administration, specialised high order services and cultural amenities. It also serves as a regional gateway with important links to other European cities and is the largest hub of the regional transport system. Population dispersion within the Plan Area, however, together with increasing car ownership levels has contributed to increased traffic levels and congestion within the City, resulting in adverse impacts on the environment and quality of life as well as on economic competitiveness.

The City Centre in particular plays a significant role in the regional economy and is the showcase for the City. Development of the office, retailing and entertainment sectors and the growth in city tourism over the past decade, together with investment currently committed, has contributed much to the City Centre's continued regional role. It is important, however, that this role is further strengthened and built upon in order to create a high quality city environment.

The considerable progress that has been made in the rejuvenation of the City, together with the political developments of recent years, has resulted, not only in an improving quality of life and a new civic confidence but also, in a city which today demonstrates considerable potential for future growth and development. Many challenges, however, remain for the City - in particular community division, social and economic disadvantage, the maintenance of a sustainable urban renaissance, the development of a modern integrated transport system and the provision of a high quality cityscape. In an era of increasing globalisation, it is important to build on its existing assets in order to create a city of strength capable of taking its place as a successful European city.

Regional Policy Context

In addition to the Regional Guidance contained in the RDS (RG1 – RG11) relevant to the development of the Plan Proposals and all of the BMA, which are set out in Part 3, Volume 1 of the Plan, the RDS also makes specific reference to Belfast City.

The RDS Spatial Framework Guidance seeks to grow the population of the City of Belfast (SFG2). Key to population growth will be the provision of housing to meet the full range of need. To achieve this, the RDS seeks to:

- Support a drive to provide additional dwellings. The provision of these additional dwellings must take account of environmental capacity studies to ensure that their delivery can be sustainably managed.

The RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities (SFG3). This guidance seeks to:

- Support and strengthen the distinctive role of Belfast City Centre as the primary retail location in Northern Ireland;
- Enhance the employment potential of Belfast City Centre;
- Close the gap in quality of life for those living in deprived areas;
- Develop the City of Belfast as Northern Ireland's cultural and arts centre and enhance public realm.

Strategic Vision and Framework

With progress being made towards stabilisation of the city population, improvement in infrastructure and rejuvenation of the urban environment, the challenge is to develop a strategic framework that will allow for further growth and the continued renaissance of the City.

The Strategic Vision for Belfast City and the Strategic Framework recognise the context for the City of

Belfast set by the RDS and also recognises the Plan Strategy as set out in Part 2, Volume 1, of the Plan.

The Strategic Vision for Belfast City is to promote it as the regional capital and major focus for regional administration, commerce, specialised services, cultural amenities and employment opportunities.

The Strategic Framework seeks to realise this through:-

- Promoting a strong city centre with a multi functional role and as a focus for commerce;
- Recognising the important role of Belfast Harbour Area, in particular Belfast Port and The George Best Belfast City Airport, and identifying Titanic Quarter as a mixed use redevelopment opportunity of major significance;
- Providing a wide range of policies, designations and zonings for industrial, office and commercial activity throughout the city;
- Providing a wide range of proposals relating to urban design and environmental protection;
- Accommodating widespread opportunities for new housing across all parts of the city;
- Promoting tourist development in the city through recognition of its existing assets; and
- Including transportation related proposals consistent with its focal role.

Belfast City Strategy

The Belfast City Strategy has been determined to reflect the Strategic Vision and Framework which flows from it. The Strategy is made up of the following 'Planning Actions':-

Promoting Urban Renewal in the City through:-

- Accommodating the majority of housing growth within the urban footprint;
- Designating the majority of employment opportunities in locations which will help secure regeneration and revitalisation;
- A wide range of designations, policies and zonings which will help revitalise the City Centre; and
- Designations and policies which will promote revitalisation of Arterial Routes in the City.

Enhancing the Quality of Life in the City through:-

- Providing an urban design framework for the City Centre;
- Protecting the built heritage through the designation of 51 Areas of Townscape Character;
- Metropolitan Development Limit designation which prevents suburban sprawl and protects the unique and striking setting of the City;
- Protecting existing parks, green areas, the coastline and designating 68 Local Landscape Policy Areas, 34 Sites of Local Nature Conservation Importance, nine Community Greenways and four Urban Landscape Wedges;
- Protecting six sites for proposed health facilities and two sites for proposed education facilities; and
- Providing greater certainty about the locations where various forms of development are likely to take place over the Plan period.

A Focus For Economic Development in the City through:-

- City Centre designations, policies and zonings including five Development Opportunity Sites;
- Close linkage between employment opportunities and regeneration needs;
- The designation/zoning of employment sites and mixed-use sites in the City along with a substantial employment potential identified at Titanic Quarter; and
- Confirming existing employment land in various locations.

Promoting Equality of Opportunity for All Sections of the City Population through:-

- Providing a wide range of opportunities for house building and job creation throughout the City;
- Designating/zoning employment sites in North, West and East Belfast in line with government's Anti-Poverty and Social Inclusion Strategy, along with providing substantial development opportunities in central locations accessible to all sections of the community;
- Promoting public transport and equitable access to services, facilities and employment opportunities for all the community; and
- Specific zonings both for social housing and accommodation for the Travelling Community.

Protecting the City's Natural Environment through:-

- The focus of development opportunities within the urban footprint to reduce the need for greenfield expansion and accordingly to protect the quality landscapes that provide the unique city setting;
- Positive protection of the Lagan Valley Regional Park;
- Protecting existing parks, green areas and the shores of Belfast Lough;
- Designating 18 Historic Parks, Gardens and Demesnes;
- Designating 68 Local Landscape Policy Areas to protect areas of distinctive landscape and amenity;
- Designating 34 Sites of Local Nature Conservation Importance to enhance the conservation of bio-diversity and protect priority habitats; and
- Designating nine Community Greenways and four Urban Landscape Wedges.

Promoting an integrated and inclusive Transport System, consistent with the City's role as a major gateway to Northern Ireland and as the heart of the Regional Strategic Transport Network through:-

- Effective integration of landuse and transportation;
- Promoting the use of public transport with requirements for provision of facilities in conjunction with development in certain land use zonings;
- Seeking to reduce the number of car journeys made during peak periods by controlling non-operational car parking within designated Areas of Parking Restraint in Belfast City Core, City Fringe and in Commercial Nodes on Arterial Routes;
- Promoting walking and cycling through two proposed additional bridge crossings over the River Lagan; and
- Protection for strategic and non-strategic road schemes in the City.

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Belfast City Centre

Part 4 Volume 7

Belfast City Centre

Background

Belfast City Centre experienced significant problems in the 1970s and 1980s – in particular physical destruction, under-performance and under-investment as a result of civil unrest. By the mid-1980s, however, developments in the retailing and entertainment sectors had helped to begin a process of revival. The political developments of recent years have also helped to provide a much more favourable context for development. The improving fortunes of the City are most clearly seen in the City Centre with significant new development taking place in the commercial, entertainment and housing sectors.

Even though there has been considerable new development, the City Centre still retains a substantial Victorian and Edwardian townscape heritage, much of which is now subject to Conservation Area status. The quality of townscape in the City Centre is of strategic importance, in that for many people, in particular visitors to the City, it is the central area which gives the City its civic identity and sense of place.

Belfast City Centre is the heart of the Belfast Metropolitan Area and performs a very important strategic role acting as the principle 'shop window' for Northern Ireland. It is the primary regional centre of administration, commerce and specialised services. It is the leading regional shopping centre and primary office location with the largest concentration of employment and commercial floorspace in Northern Ireland. Its location places the City Centre at the core of the whole Regional Strategic Transport Network as well as being the main transportation hub for the Metropolitan Urban Area. The City Centre is also the major centre for education, culture and the arts.

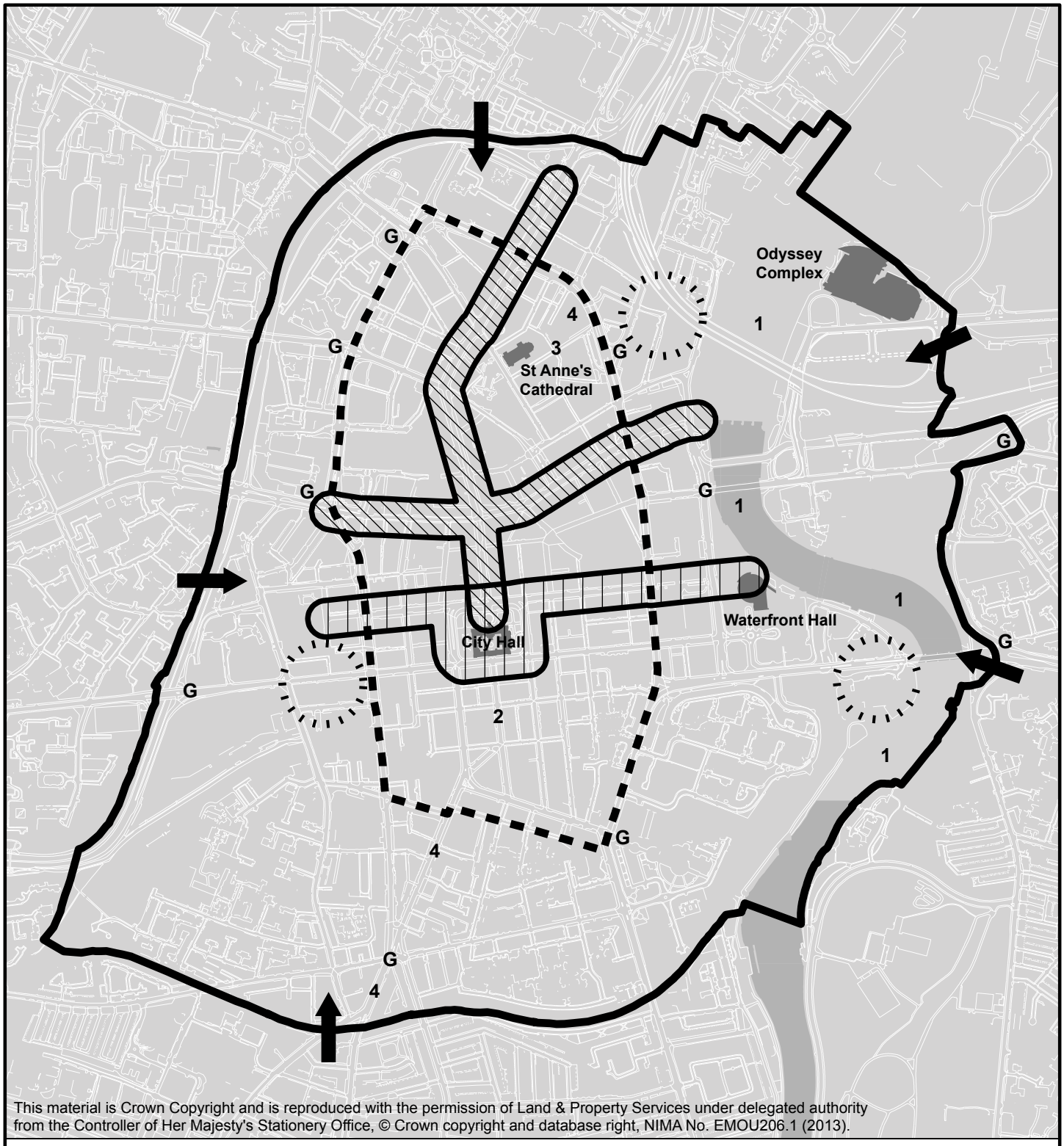
The investment in infrastructure has provided a platform for future growth. Cross-Harbour bridges and the River Lagan Weir have assisted in providing a renewed focus on the River and the opening of opportunities for development in Laganside/ Northside provides a starting point for the overall regeneration of the City Centre. Changes to the City Centre environment are on-going with an increase in living accommodation and a resurgence of leisure and nightlife. Furthermore, the continuing focus of employment in central locations is consistent with equality objectives and helps to bridge community divides.

In order to complete the City Centre regeneration process, it is crucial that the start already made acts as a foundation for further progress in the years ahead.

Belfast City Centre Strategy

Central to the Belfast City Strategy is the important role that Belfast City Centre must play in helping to achieve the Strategic Vision for the whole City of Belfast as set out earlier, which in summary is its promotion as the regional capital and major focus for a wide range of development opportunities.

In recognition of the context accordingly set by this role and the corresponding context set by the RDS, this strategy has been formulated to meet desired 'outcomes' and set within a conceptual 'Spatial Framework' for the City Centre. These desired outcomes represent the aspiration for the City Centre that 'Planning' can influence and to which the Plan provides a vital input.



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Belfast Metropolitan Area Plan 2015

Diagram 1 - Belfast City Centre Conceptual Spatial Framework

- City Centre
- Civic Spine & Square
- Belfast Cross
- **1** River Lagan
- **2** Office Area
- **3** Cathedral Quarter
- **4** Entertainment Area
- **G** Gateway
- Accessibility Node
- Orbital Boulevard
- Key Linkage
- Landmark Building

0 150 300 Metres

N

These outcomes include:-

- A regional centre with a vitality, urban form and range of activities appropriate to a European regional capital;
- An accessible, dynamic, 24-hour city centre;
- A high quality urban living environment; and
- A centre of culture and protected heritage.

The conceptual Spatial Framework on which the City Centre aspects of the Plan are based seeks to recognise existing strengths, opportunities and heritage. The main elements are illustrated, for information purposes, on a key concept diagram (Diagram 1) and comprise the following:-

- The Civic Spine and Square
  - Many cities are synonymous with a particular well-known townscape feature or civic area which they contain. The Wellington Place, Donegall Square, Chichester Street axis is not only an important structural element in the city centre, it connects the main civic uses of the city and contains some of the city's most prominent civic and historic buildings - the City Hall, Law Courts, Waterfront Hall and Royal Belfast Academical Institution.
- The Belfast Cross
  - The Belfast Cross, formed by the two intersecting primary pedestrian routes - a north-south route along Royal Avenue and Donegall Place and an east-west route from Donegall Quay, through Queen's Square, along High Street, Castle Place and Castle Street - provides access to the principal shopping areas and destinations in the City Centre and extends outward to provide links to all sectors of the city.
- The River in the City Centre
  - The regeneration of the former port and industrial lands, which lined the banks of the River Lagan as it flowed through the city, has been a significant success story. In many areas, fashionable apartment developments together with modern office and civic buildings have replaced the former neglected and often unsightly townscape. Despite this transformation, however, the river and the waterfront have remained peripheral to the City Centre.
- Office Area
  - The area to the south of the City Hall, centred on Bedford Street, Linenhall Street and Alfred Street, has in recent years become a focus for major office floorspace development, both public and private sector.
- Cathedral Quarter
  - Centred on Lower Donegall Street and north of Waring Street, the Conservation Area in the Cathedral Quarter, which centres on St. Anne's Cathedral, forms a core for the cultural heritage of Old Belfast.
- Entertainment Area
  - During the 1980s and 1990s, the focal area for entertainment in the City Centre developed along and adjacent to the lengths of Great Victoria Street, Bedford Street and Dublin Road and at the southern edge of the City Centre at Shaftesbury Square and Botanic Avenue. In recent years, a new focus has developed in the north of the City Centre around Cathedral Quarter and Northside.
- Gateways to the City Centre
  - Entrance points to the City Centre often present the visitor with an initial impression that can influence their overall perception of the City. Many of the gateways into Belfast City Centre can be characterless places dominated by the road infrastructure. Key sites around these junctions have often been inappropriately developed or remain undeveloped.

The main entrance points to the City Centre are identified as:-

- The junction of Corporation Street/Dunbar Link
- The junction of Clifton Street/Donegall Street with Carrick Hill/ North Queen Street
- The junction of Peter's Hill and North Street with Millfield and Carrick Hill
- The junction of Divis Street/Castle Street with Millfield and College Avenue
- The junction of Grosvenor Road with Westlink (City Centre side)
- The junction of Shaftesbury Square
- The junction of Ormeau Road, Cromac Street and Ormeau Avenue
- The junction of East Bridge Street and Cromac Street
- The junction of Albertbridge Road/Albert Bridge with Ravenhill Road/ Short Strand
- The junction of Queen's Bridge/Ann Street/ Oxford Street
- The junction of Newtownards Road/Bridge End with Short Strand.

• Accessibility Nodes

- The RDS emphasises the need to integrate transportation and land use. Maximising development opportunities in proximity to transportation hubs can help promote the use of public transport as an alternative to the private car. There are three accessibility nodes in the City Centre based on existing or potential focal points of public transport.
  Two accessibility nodes are centred on the key transport interchange points at Great Victoria Street Station and Central Station. In the longer term, outside the Plan period, it is proposed that an additional public transport interchange be established in the northern part of the City Centre.

• Orbital Boulevard

- The Inner Ring Road, which currently surrounds much of the City Centre, has left a scar on the urban fabric with large expanses of roadway inappropriate to the scale of the city, a fractured townscape and a physical and psychological barrier separating the City Centre from surrounding residential communities.

  This inner ring nevertheless provides the city with significant opportunities for both urban design and transportation measures, having the potential to form a civic boulevard circling the City Centre with a consistent approach to streetscape design, strong built street edges and linear definition through a distinctive landscape structure of close-set lines of trees.

  A completed Orbital Boulevard would help traffic circulation around, and access to, the City Centre, would provide an alternative to through-centre traffic and would encourage use of non-car transport modes by reducing city centre traffic.

  DRD's "Belfast on the Move" project aims to reorganise traffic management within Belfast City Centre to facilitate a reduction in general traffic levels and encourage greater walking, cycling and public transport use. The proposals will give higher priority to public transport, pedestrians and cyclists.

• Key Linkages

- Recognition is given to the importance of commercial and community links between City Centre activities and those in other key city locations, including the Belfast Harbour Area, the Queen's University area and residential neighbourhoods centred on the arterial routes out from the City Centre.

The Plan seeks to assist achievement of these outcomes and to reflect this Spatial Framework

through the combination of the following Planning Actions:-

- designation of a City Centre Boundary to balance the need for public administration, office, commercial, leisure and housing growth appropriate to a regional centre, with the need for some level of containment;
- designation of a Primary Retail Core, and also a Primary Retail Frontage, to ensure the continuation of a compact and convenient shopping environment which offers choice consistent with a regional shopping centre;
- designation of nine separate Character Areas that recognise distinctive aspects of character, specifying for each the urban design criteria that development proposals must comply with. These recognise such spatial factors as the clear hierarchy of key streets which provide a structure to the urban form, the location of 'gateways' to the City Centre and the areas of relatively higher accessibility at existing and proposed public transport nodes;
- zoning of five Development Opportunity Sites to help identify strategic development opportunities that would progress regeneration;
- accommodating living within the City Centre through protection of existing housing areas and the zoning of several new areas specifically for housing which together will help create a day and night vitality;
- proposing an extended railway station within the City Centre at Great Victoria Street/Grosvenor Road as part of a new transport hub, designating an area of parking restraint and proposing two pedestrian/cycle bridge crossings over the River Lagan, to reduce car use at peak travel times and to improve accessibility of public transport and other non-car modes of travel through and into the City Centre; and
- protecting features of the built and natural heritage by designating four Local Landscape Policy Areas, an Area of Townscape Character, and an Historic Park, Garden and Demesne of special historic interest.

Complementary policies applying to most of these zonings and designations are contained in the Strategic Plan Framework in Part 3, Volume 1, of the Plan.

The Plan Proposals specific to Belfast City Centre are shown on Map No. 2/001 – Belfast City Centre.

Designation CC 001

City Centre Boundary
Belfast

A City Centre boundary is designated for Belfast as identified on Map No. 2/001 – Belfast City Centre.

The City Centre boundary is designated to encompass the traditional concentration of retailing and other city centre functions including entertainment, leisure, cultural, civic, residential and office uses.

The east bank of the River Lagan between the Albert and Queen's Bridges is included within the boundary in order to integrate the River Lagan with the City Centre. The boundary also includes five strategic Development Opportunity Sites.

Housing

Housing Zonings

The following sites are zoned for housing and complete at 31 July 2011.

Zoning CC 02

Housing
Committed Housing Sites - Built

The following sites are zoned for housing as identified on Map No. 2/001 – Belfast City Centre.

Reference	Address	Hectares
CC 02/01	The Lucas Building, Ormeau Avenue	0.08
CC 02/02	Pakenham Mews, Pakenham Street	0.10
CC 02/03	City Gate, Sussex Place	0.13
CC 02/04	Somerset Studios, Marcus Ward Street	0.15
CC 02/05	Queen's Square	0.18
CC 02/06	Bass Buildings, Alfred Street	0.18
CC 02/07	Margarita Plaza, Adelaide Street	0.30
CC 02/08	Wall Street, Plunkett Court, Stanhope Street and Pepperhill Street	0.28
CC 02/09	Kildare Street, Stanhope Street, Antrim Street and Wall Street	1.40
CC 02/10	Site at North Queen Street and Clifton Street	1.62
CC 02/11	Galway Place, College Place and College Gate, off College Square North, Hamill Street and Galway Street	0.12
CC 02/12	22-32 Donegall Road	0.23
CC 02/13	Site between Glenalpin Street, Charles Street South and Scott Street	0.49
CC 02/14	67-87 Carrick Hill	0.12
CC 02/15	Quaygate, Scrabo Street	0.29

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning CC 03

Housing
Committed Housing Sites
Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map No. 2/001 – Belfast City Centre.

Reference	Address	Hectares
CC 03/01	Botanic Link, Botanic Avenue and Bradbury Place	0.25
CC 03/02	Site at Eureka Drive, Utility Street and Roseland Place	0.32

CC 03/03	McAuley Street and Stewart Street	0.98

The Plan does not stipulate key site requirements for committed sites where development is either ongoing or not started. However, in the event that a new application is received or an approval lapses, the Department may alter existing conditions or attach new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan Proposals

The following site is zoned for housing and is uncommitted at 31 July 2011.

Zoning CC 04

Housing
Uncommitted Housing Site

The following site is zoned for housing as identified on Map No. 2/001 – Belfast City Centre.

Reference	Address	Hectares
CC 04/01	Site at Holmes Street	0.08

Social Housing

The following sites are zoned for social housing.

Zoning CC 04

Social Housing

The following sites are zoned for Social housing as identified on Map No. 2/001 – Belfast City Centre.

Reference	Address	Hectares
CC 04/02	Site at Nelson Street, Great George's Street and Little York Street	0.34
CC 04/03	Car Park at Library Street, Little Donegall Street and Stephen Street	0.24
CC 04/04	Site at Chambers Street, Ratcliffe Street and Posnett Street Car Park	0.78
CC 04/05	Frederick Street Car Park	0.39
CC 04/06	Hamilton Street/ Catherine Street North	0.46
CC 04/07	Catherine Street/Joy Street	0.29
CC 04/08	Cromac Street/ Raphael Street	2.76
CC 04/09	Car Park at Little Donegall Street	0.39

It should be noted that Zonings CC 04/02, CC 04/03, CC 04/05, CC 04/06 and CC 04/07 lie within an Area of Archaeological Potential.

Key site requirements are specified for the following zonings:

Zoning CC 04/06

Social Housing
Hamilton Street/Catherine Street North

0.46 hectares of land are zoned for social housing at Hamilton Street/Catherine Street North as identified on Map No. 2/001 – Belfast City Centre:-

Key Site Requirement:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare.

Zoning CC 04/07

Social Housing
Catherine Street/Joy Street

0.29 hectares of land are zoned for social housing at Catherine Street/ Joy Street as identified on Map No. 2/001 – Belfast City Centre:-

Key Site Requirement:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare.

Zoning CC 04/09

Social Housing
Car Park at Little Donegall Street

0.39 hectares of land are zoned for social housing at the Car Park at the Little Donegall Street as identified on Map No. 2/001 – Belfast City Centre:-

Key Site Requirement:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare.

In total the Plan has zoned the following sites to contribute toward meeting social housing need in Belfast City.

Housing

Social Housing

Reference	Address	Hectares
CC 02/11	Galway Place, College Place and College Gate, off College Square North, Hamill Street and Galway Street	0.12
CC 02/14	67-87 Carrick Hill	0.12
CC 03/01	Botanic Link, Botanic Avenue and Bradbury Place	0.25
CC 03/03	McAuley Street and Stewart Street	0.98
CC 04/02	Site at Nelson Street, Great George's Street and Little York Street	0.34
CC 04/03	Car Park at Library Street, Little Donegall Street and Stephen Street	0.24
CC 04/04	Site at Chambers Street, Ratcliffe Street and Posnett Street Car Park	0.78
CC 04/05	Frederick Street Car Park	0.39
CC 04/06	Hamilton Street/ Catherine Street North	0.46
CC 04/07	Catherine Street/Joy Street	0.29
CC 04/08	Cromac Street/ Raphael Street	2.76
CC 04/09	Car Park at Little Donegall Street	0.39
	Total	7.12

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

Retailing

Designation CC 005
Primary Retail Core Belfast
A Primary Retail Core is designated within Belfast City Centre as identified on Map No. 2/001 – Belfast City Centre.

The Primary Retail Core is based around the main Donegall Place / Royal Avenue retail spine. It extends westwards towards Millfield / King Street / Queen Street and eastwards towards Donegall Street / Bridge Street / Church Lane / Victoria Street.

The Primary Retail Core is in line with proposals contained in the Belfast Metropolitan Transportation Plan and the Urban Design Study, which identified a civic precinct around the City Hall and a civic axis based on Wellington Place, Chichester Street and Donegall Square.

The boundary of the Primary Retail Core is designated to ensure the continuance of a compact and attractive shopping environment, offering both choice and convenience. Two development opportunity sites are located within the Primary Retail Core, which would be suitable for retail use.

Designation CC 006
Primary Retail Frontage Belfast
A Primary Retail Frontage is designated within Belfast City Centre as identified on Map No. 2/001 - Belfast City Centre.

The Primary Retail Frontage encompasses Donegall Square North, Donegall Place, Royal Avenue (between Castle Place and North Street), Castle Place, Castle Lane, Corn Market and William Street South. It is along these frontages that the greatest concentration of retail uses is found.

Policy for the control of retail development in the Primary Retail Core and the Primary Retail Frontage is contained in Policy R 1 in Part 3, Volume 1 of the Plan and in prevailing regional planning policy, currently contained in PPS 5: Retailing and Town Centres.

Offices

Belfast City Centre is the first choice location for major office development.

Policy for the control of office development within Belfast City Centre is contained in Policy OF 1 in Part 3, Volume 1 of the Plan.

Belfast City Centre Character Areas

Belfast City Centre is distinct and easily identifiable, bounded by major roads to the west and north (West Link and M3), the River Lagan, the Short Strand and the Odyssey to the east and railway line to the south. The southern part of the city centre has a regular grid street and block structure, while the area to the north of the City Hall has a more irregular medieval street pattern. Arterial Routes link the City Centre to the suburbs although in most cases these links have been severed by the presence of major road systems. The elevated M2 and M3 separate the city centre from the Harbour Area.

Within the City Centre there are a number of quarters of different character, differentiated according to the uses within them, the grain and scale of their buildings and their urban structure. These aspects determine the capacity of the area to accept large-scale change and the desirability for relative flexibility of design guidance. Some of the quarters form distinctive character areas in their own right, while others are grouped together to form larger character areas.

Designation of the Character Areas will:-

- create better links between different parts of the City Centre and adjoining areas;
- encourage the redevelopment of prominent vacant sites, respecting the local context of building scale and grain;
- maintain a fine grain of streets and plot sizes where possible;
- promote the Inner Ring Road as an urban boulevard;
- restore frontage to prominent vacant sites and along principal streets;
- permit increased density and height where appropriate; and
- promote improvement of urban quality at nodes, especially gateways.

The Character Area Designations specify urban design criteria including massing, alignment and scale.

Policy for the control of development within the City Centre Character Areas is contained in Policy UE 1 in Part 3, Volume 1 of the Plan.

Where a Character Area also contains, in full or in part, a Conservation Area, development proposals within the Conservation Area will, in the first instance, be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and supplementary planning guidance contained in the relevant Conservation Area designation documents and design guides.

Designation CC 007

Character Area
Commercial District

The Commercial District Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- The density of development in the area shall be maintained and increased, where appropriate, through high site coverage and high plot ratios;
- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Great Victoria Street, Bruce Street or Bankmore Street Link shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;
- That part of any development which fronts onto Cromac Street shall be a minimum height of 4 storeys and a maximum height of 6 storeys;
- That part of any development which fronts onto Bedford Street shall be a minimum building height of 5 storeys and a maximum height of 7 storeys;

Intersections

- On the key gateway site at the intersection of Ormeau Road, Ormeau Avenue and Cromac Street, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum height of 6 storeys and a maximum of 9 storeys;

- On the key gateway site at the intersection of Cromac Street, Hamilton Street and East Bridge Street, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum of 5 storeys and a maximum of 7 storeys. Proposals shall take account of the adjoining residential properties;

Elsewhere

- New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space;
- Building heights shall be a minimum of 6 storeys and a maximum of 9 storeys; and
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units, e.g the sub division of block into 4 buildings.

This Character Area also contains in full or in part the Linen and Belfast City Centre Conservation Areas and Protected City Centre Housing Areas.

The commercial area to the south of the City Hall, commonly known as the Linen Quarter, is bounded to the north by Grosvenor Road, Howard Street, Donegall Square South and May Street, to the east by Cromac Street, to the south by Bruce Street and Bankmore Street and to the west by Durham Street. The area's street pattern and most of its building stock was developed in the 19th century to accommodate new businesses, especially in the linen industry. The area has a distinctive unity of character due to the generous grid street pattern, combined with the relatively large scale of the buildings. Although there is a range of plot sizes, medium to large plots predominate.

Development in the area is generally of fairly high density with high site coverage and, for the most part, relatively high buildings. Buildings are, almost without exception, built to the perimeter of the block. The tightly configured streets and buildings leave little room for public open space, so that the public realm consists almost entirely of the pavement. The southern edge of the area around Bankmore Street is in poor condition.

Landmark buildings in the area include Clarence Court, St. Malachy's Church, the Crown Liquor Saloon, the BBC building and the Ulster Hall.

Although this is the established office quarter of the city there is a small residential enclave around Henrietta Street between Alfred and Cromac Streets. In recent years a number of high-density apartment developments have also been built.

Development which fronts onto Great Victoria Street, Bruce Street, Bankmore Street Link or Cromac Street may be set back 1.5 metres from the footway to allow for a privacy zone for residential development or other activity associated with the development to extend outside the building without interrupting pedestrian movement.

Designation CC 008

Character Area
Civic Precinct

The Civic Precinct Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Wellington Place, Donegall Square North and Chichester Street shall be a minimum building height of 5 storeys and a maximum height of 7 storeys, with use of set back or sloping roof forms or a combination of both. Consistent cornice lines should be respected;

- That part of any development which fronts onto Victoria Street shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;

Elsewhere

- New development shall respect the established building line;
- Building heights shall be a minimum of 5 storeys and a maximum of 7 storeys. In order to maintain the dominance of the City Hall, taller buildings will not be acceptable; and
- Development shall reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units.

The Character Area also contains, in full or in part, the Linen and Belfast City Centre Conservation Areas, the Primary Retail Core, the Primary Retail Frontage, Victoria Street / Oxford Street Area of Townscape Character, RBAI and City Hall Local Landscape Policy Area and Protected City Centre Housing Areas.

The civic precinct is the area between Howard Street / May Street and Wellington Place / Chichester Street (including building frontages to both sides of these streets), extending from the Belfast Institute building in the west to the Law Courts in the east. It is essentially a transitional area between the older fabric of the retail core to the north and the commercial Linen Quarter to the south.

The area is mixed use with civic, commercial and retail functions, including some high value retail around the west and north of Donegall Square.

The street pattern, block structure and building stock are similar to those of the Commercial District Character Area but with less overall unity in terms of building heights and shapes. In general, building heights range from 5 to 7 storeys with extremes of 3 and 10 storeys. Site coverage is high and buildings are generally built to the perimeter of the block. The principal defining elements are Donegall Square and the two east-west streets to the north and south of the Square. Donegall Square is also the city's primary public space and is dominated by the City's primary landmark building – the City Hall. Other landmark buildings include the Law Courts, Royal Belfast Academical Institution and the Presbyterian Assembly Building.

Planning permission may be granted for shop fronts which project slightly and emphasise entrances. These should be of high quality materials consistent with Conservation Area policy. Designation CC 009

Designation CC 009

Character Area
Old City

The Old City Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- The density of development in the area shall be maintained and increased where appropriate, through high site coverage and high plot ratio;
- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Millfield shall be a minimum building height of 4 storeys, or 12 metres to building shoulder height, and a maximum height of 6 storeys;
- Development which fronts onto Millfield shall be set back 1.5 metres from the footway to allow for a privacy zone for residential development;

- That part of any development which fronts onto College Avenue shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;
- That part of any development which fronts Donegall Place, Royal Avenue, Castle Street, Castle Place, or High Street shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys with use of setback, articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected;
- In order to reinforce character the height of any development which fronts onto Donegall Place or Royal Avenue shall respect existing plinth, cornice and string course lines;
- That part of any development which fronts onto Victoria Street shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;

Intersections

- On the key gateway sites at the intersection of North Street and Millfield, as identified on Map No. 2/001- Belfast City Centre, building height shall be minimum of 4 storeys and a maximum of 7 storeys;
- On the key gateway site at the intersection of Castle Street and Millfield / College Avenue, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum of 5 storeys and a maximum of 7 storeys;

Elsewhere

- New development shall respect the established building line;
- Building heights shall be a minimum of 3 storeys and a maximum of 5 storeys with use of articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected;
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units; and
- Within the area bounded by North Street, Millfield, Berry Street and Royal Avenue, comprehensive development proposals will be acceptable subject to an enhanced public realm and the creation of streets which reinstate the historic urban grain and secure east/west and north/south linkages, including links through Castlecourt.

This Character Area also contains in full or in part the Belfast City Centre Conservation Area, Primary Retail Core, Primary Retail Frontage and Victoria Street/ Oxford Street Area of Townscape Character.

This area is lying to the north of Donegall Square and is defined at its western edge by the Inner Ring Road at Millfield and College Avenue and to the east by Victoria Street. The northern edges are defined by North Street and Waring Street.

The area contains several buildings of significant quality, many of these dating back to the 19th century. It has largely retained the historic plot sub-division with a fine grain and intimately-scaled streets, particularly along Castle Street / High Street and connecting streets.

Royal Avenue has experienced significant interventions to its historic structure in both the 19th and 20th centuries, creating an almost uniform building frontage along the east side and, although significantly different to that of the east side, along most of the west side. Buildings in the area are mostly of medium scale, typically 3 to 5 storeys in height, although River House is a significant exception. Generally, buildings are robust and adaptable with

a lively mix of uses - principally retail, retail services and commercial. There is an extensive and lively pedestrian environment with several of the streets pedestrianised.

The area suffers most at its eastern and western edges where the street frontage and block structure breaks down. It also contains the Castlecourt Shopping Centre, a large building, which breaks up the traditional street pattern and grain. The area has good townscape views and vistas. There is a serial view along Castle Street, Castle Place and High Street to the Albert Clock, Queen's Square and the waterfront. Royal Avenue and Donegall Place provide an important vista, lined with buildings of medium plot widths, with key corner buildings and terminating in the set piece of the City Hall.

Development which fronts onto Victoria Street and College Avenue may be set back 1.5 metres from the footway to allow activity associated with the development to extend outside without interrupting pedestrian movement or a privacy zone for residential development.

Designation CC 010

Character Area
Scotch and Cathedral Quarters

The Scotch and Cathedral Quarters Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- The density of development in the area shall be maintained and increased, where appropriate, through high site coverage and high plot ratio (including residential);
- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Carrick Hill, Frederick Street, Great Patrick Street or Dunbar Link shall be a minimum building height of 4 storeys, or 12 metres to building shoulder height, and a maximum height of 6 storeys;
- Development which fronts onto Carrick Hill, Frederick Street, Great Patrick Street or Dunbar Link shall be set back 1.5 metres from the footway to allow for a privacy zone for residential development;
- That part of any development which fronts Royal Avenue or York Street shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys;
- In order to reinforce character the height of any development which fronts onto Royal Avenue shall respect existing plinth, cornice and string course lines;
- Shopfronts shall be of high quality materials consistent with Conservation Area policy (where applicable);

Intersections

- On the key gateway sites at the intersection of Donegall Street and Carrick Hill / North Queen Street, as identified on Map No. 2/001 - Belfast City Centre, building height shall be minimum of 4 storeys and a maximum of 6 storeys;
- On the key gateway sites at the intersection of North Street and Carrick Hill, as identified on Map No. 2/001 - Belfast City Centre, building height shall be minimum of 4 storeys and a maximum of 7 storeys;

Elsewhere

- New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space;

- Building heights shall be a minimum of 3 storeys and a maximum of 4 storeys, or 5 storeys with use of setback, articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected; and
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units – subdivision of block into 4 to 2 buildings.

This Character Area also contains in full or in part the Cathedral Conservation Area and Primary Retail Core.

The character area is defined on three sides by the Inner Ring, while on its southern side it meets the old city at Waring Street and North Street. The area is a historic mixed-use part of the City on the fringe of the main shopping area. It is densely developed with several quality buildings dating mainly from the 19th century. These include large warehouses and smaller residential properties.

Buildings are generally robust and adaptable and are between 3 and 5 storeys high. Although there are significant areas of vacant land, much of the historic fabric remains with a mixed grain of sub-division and an intimate street pattern. The Cathedral Quarter was the first City Centre district to be designated as a conservation area.

The area suffers from the dominance of the Inner Ring Road infrastructure as well as the many radial routes coming into this part of the city centre. The area is particularly weak at its western fringe with many vacant sites, a lack of building frontage and a loss of its historic grain. Despite these weaknesses it remains an important resource for the expansion and consolidation of the various uses and activities of the City Centre.

Designation CC 011

Character Area
West City Fringe

The West City Fringe Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Millfield or Carrick Hill, shall be a minimum building height of 4 storeys, or 12 metres to building shoulder height, and a maximum height of 6 storeys;
- Development which fronts onto Millfield or Carrick Hill shall be set back 1.5 metres from the footway to allow for a privacy zone for residential development;
- That part of any development which fronts onto College Avenue shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;

Elsewhere

- Building heights shall be a minimum of 3 storeys (with the exception of lands zoned for housing) and a maximum of 4 storeys; and
- Development shall reflect traditional plot widths.

This Character Area also contains in full or in part the Belfast City Centre Conservation Area, Protected City Centre Housing Areas and Clifton Local Landscape Policy Area.

This area is a narrow strip between the Westlink and the Inner Ring, reaching as far south as College Square North. The area is diverse in character with a mix of uses ranging from two storey terraced housing to light industrial / warehousing and large institutional buildings. The structure is discontinuous, mostly made up of pockets of residential terraces separated by arterial routes that cross the Westlink. Each pocket has its own internal logic with little or no relation to other parts of the City.

Development which fronts onto College Avenue may be set back 1.5 metres from the footway to allow for a privacy zone for residential development and other activity associated with the development to extend outside the building without interrupting pedestrian movement.

Designation CC 012

Character Area
Great Victoria Street

The Great Victoria Street Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- The density of development in the area shall be increased through high site coverage and high plot ratio;
- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Sandy Row, Grosvenor Road or Durham Street (to the northern boundary of the police station on its west side and Athol Street on its east side) shall be a minimum building height of 5 storeys and a maximum of 10 storeys;

Intersections

- On the key gateway sites at the intersection of Grosvenor Road and Westlink, as identified on Map No. 2/001- Belfast City Centre, building height shall be a minimum of 5 storeys and a maximum of 10 storeys;
- Development proposals shall provide for a landmark building on the site of the BT Telephone Exchange at the Grosvenor Road junction with a minimum building height of 5 storeys and a maximum height of 15 storeys;

Elsewhere

- New development shall respect the established building line; and
- Building heights shall be a minimum of 3 storeys and a maximum of 5 storeys.

This Character Area also contains, in full or in part, the Belfast City Centre Conservation Area and Blythefield Local Landscape Policy Area.

The area is dominated by the rail and bus interchanges of Great Victoria Street Station and the Europa Bus Centre. While much of the core of the area has been developed in recent years with modern buildings, other more peripheral sites are vacant or are under-utilised.

Remaining sites are characterised by coarse-grain industrial and institutional uses. Longer term aims for the development of this area include expansion/ enhancements to the rail and bus stations.

Designation CC 013

Character Area
Shaftesbury Square

The Shaftesbury Square Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys;
- Shopfronts shall be of high quality materials consistent with Conservation Area policy (where applicable);

Intersections

- On the key gateway sites at Shaftesbury Square, as identified on Map No. 2/001- Belfast City Centre, building height shall be a minimum of 4 storeys and a maximum of 8 storeys;

Elsewhere

- New development shall respect the established building line;
- Building heights shall be a minimum of 2 storeys and a maximum of 3 storeys; and
- Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units.

This Character Area also contains in full or in part the Queen's Conservation Area, Lower Lisburn Road Area of Townscape Character and Protected City Centre Housing Areas.

The Shaftesbury Square Quarter is a typical city centre fringe, mixed-use, residential area. The area is defined by the railway line to the south, Ormeau Road to the east, Linfield Industrial Estate to the west and the Inner Ring to the north. The area mostly contains small to medium scale 2 to 3 storey buildings with a fine grain of plot sub-division and street network. The streets are intimate in scale and are well enclosed. Bradbury Place is an important traffic artery leading into the city centre while Shaftesbury Square is a key gateway and well-known public space. Some institutional and commercial uses are concentrated along Bradbury Place and other main routes such as Sandy Row, Donegall Road, Donegall Pass, Dublin Road and Great Victoria Street.

The edges of the area are not well articulated, especially at Ormeau Road and the Inner Ring. The public realm is also poor in some places and the gateways require enhancement.

Designation CC 014

Character Area
Laganside South and Markets

The Laganside South and Markets Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto Cromac Street shall be a minimum building height of 4 storeys and a maximum height of 7 storeys;

- Development which fronts onto Cromac Street shall be set back 1.5 metres from the footway to allow for a privacy zone for residential development;

Intersections

- On the key gateway site at the intersection of Cromac Street and Ormeau Road, as identified on Map No. 2/001- Belfast City Centre, building height shall be a minimum of 6 storeys and a maximum of 9 storeys;
- On the key gateway site at the intersection of Albertbridge Road / Albert Bridge with Ravenhill Road, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum of 4 storeys and a maximum of 5 storeys; and

Elsewhere

- Development shall aim to reflect traditional plot widths.

This Character Area also contains, in full or in part, Victoria Street/Oxford Street Area of Townscape Character and City Centre Housing Areas.

The Laganside South and Markets Character Area, south east of the City Centre, runs from the Albert Bridge in a southerly direction, adjacent to the eastern and western banks of the River Lagan. This area runs in a northerly direction to East Bridge Street, including St George's Market buildings to the north of East Bridge Street.

The Character Area abuts the Linen Conservation Area to the west at Cromac Street and the Shaftesbury Square Character Area at Ormeau Road. The Ravenhill Road marks the eastern boundary of the Character Area, which lies beyond the City Centre boundary.

This area was recognised as industrial land use in the 19th century and has remnants of this period still existing. Its character is derived today from a mix of Victorian, red brick residential and industrial buildings. Central Station, the former Maysfield Leisure Centre, and the former gasworks site are located within this Character Area.

Designation CC 015

Character Area
Laganside North and Docks

The Laganside North and Docks Character Area is designated as identified on Map No. 2/001 – Belfast City Centre.

Urban Design Criteria

General

- The density of development in the area shall be maintained and increased where appropriate, including around the transport nodes, through high site coverage and high plot ratio; and
- Development proposals shall take account of the height of adjoining buildings;

Street Frontages

- That part of any development which fronts onto York Street shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys;
- That part of any development which fronts onto Frederick Street, Great Patrick Street or Dunbar Link shall be a minimum building height of 4 storeys, or 12 metres to building shoulder height, and a maximum height of 6 storeys;
- Development which fronts onto Frederick Street, Great Patrick Street or Dunbar Link shall be set back 1.5 metres from the footway to allow for a privacy zone for residential development;

- That part of any development which fronts onto Victoria Street shall be a minimum building height of 6 storeys, or 18 metres to building shoulder height, and a maximum height of 7 storeys;

Intersections

- On the key gateway site at the intersection of Corporation Street and Dunbar Link, as identified on Map No. 2/001- Belfast City Centre, building height shall be a minimum of 6 storeys and a maximum of 8 storeys;
- On the key gateway site at the intersection of Albertbridge Road / Albert Bridge with Short Strand, as identified on Map No. 2/001- Belfast City Centre, building height shall be a minimum of 4 storeys and a maximum of 5 storeys;
- On the key gateway site at the intersection of Newtownards Road / Bridge End and Short Strand, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum of 4 storeys and a maximum of 6 storeys;
- On the key gateway site at the intersection of Queen's Bridge / Ann Street and Oxford Street, as identified on Map No. 2/001 - Belfast City Centre, building height shall be a minimum of 6 storeys and a maximum of 8 storeys;

Elsewhere

- New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space;
- In the area bounded by York Street, M3 Bridge, Queen's Square and Dunbar Link, building heights shall be a minimum of 3 storeys and a maximum of 5 or 6 storeys with a setback upper floor. Development proposals shall provide for a landmark building up to 10 storeys in height on the north of Great Patrick Street, east of Nelson Street. New development shall be positioned with development of quarter to half block scale;
- In the area east of the River Lagan (including the Sirocco Works / Bridge End / Short Strand Development Opportunity Ref. CC 020) building height shall be a minimum of 3 storeys and a maximum of 5 storeys or 6 storeys with setback upper floors. Development proposals shall provide for a landmark building, up to 12 storeys in height, between Queen Elizabeth and Queen's Bridges. New development shall be positioned with development of quarter to half block scale; and
- Large block coarse grain shall be permitted along the river. In other locations, development shall be fine grain in nature, and aim to reflect traditional plot widths.

This Character Area also contains, in full or in part, Victoria Street/Oxford Street Area of Townscape Character and City Centre Housing Areas.

The Laganside North and the Docks Character Area is disparate in character, yet represents one of the major areas of opportunity in Belfast City Centre, including The Waterfront, the Odyssey and the Clarendon Docks. This area runs from East Bridge Street, in the south of the area, to Dock Street, in the north, including the Abercorn Basin which lies beyond the City Centre boundary. The area runs from Short Strand, in the east, to North Queen Street in the west.

Large-scale physical features dominate this area, from the sweep of the River Lagan as it enters the docks, and the docks themselves, to the motorway and railway infrastructure. A diverse range of buildings and uses are found within Laganside North and the Docks area, including the waterfront apartments and the Waterfront Hall.

The historic use of the area for industry and dock-related activities is reflected in the general coarse-grain of Laganside North and the Docks. The grain of development is much finer to the west of the Character Area, where it meets the Inner Ring, with fine historic buildings and landmarks such as the Customs House and the Albert Clock. Large areas of undeveloped land are found in this area, where the previous industrial uses have ceased operating and left Laganside North and the Docks. New development, such as The Waterfront Hall, has begun to fill these sections of the Character Area.

A network of public spaces will be encouraged along the west and east banks of the River Lagan, capitalising on views of and from the river's edge.

The Dunbar Link was originally built to ease the flow of traffic around the northern periphery of the City Centre. Along with the M2 and elevated M3 it has disconnected the docks from the City Centre and the Cathedral Quarter in particular. It has also contributed to widespread blight leaving many sites either vacant or under-used.

The east bank of the River Lagan is presently a vast area of roads and railway infrastructure, parking areas, industrial uses and undefined open space, which severs the eastern suburbs from the City Centre and the river. The most significant development in recent years has been the Odyssey Arena on Sydenham Road on the northern edge of the area.

Development which fronts onto Victoria Street may be set back 1.5 metres from the footway to allow activity associated with the development to extend outside without interrupting pedestrian movement or privacy zone for residential development.

Regeneration

The Department for Social Development (DSD) has responsibility for the implementation of urban regeneration programmes. The Belfast City Centre Regeneration Policy Statement, produced by DSD, sets out that Department's objectives for and its approach to achieving the regeneration of the City Centre.

DSD has also produced a Public Realm Strategy for the City Centre. It outlines key projects and principles that should be adhered to in order that the public realm can be developed cohesively.

The City Centre Strategy set out in the Plan takes account of both the Belfast City Centre Regeneration Policy Statement and the Public Realm Strategy produced by DSD.

The Plan promotes the regeneration of the City Centre through the designation of sites which present opportunities for development.

The regeneration of the Lagan Waterfront through the work of Laganside Corporation is one of the key success stories in the development of the City in recent years.

BMAP will seek to build upon the work of Laganside Corporation in continuing the regeneration of both the Lagan waterfront and the Cathedral Quarter through the policies set out for the City Centre, Urban Design in the City Centre Character Areas and, where appropriate, the establishment of Key Site Requirements for Development Opportunity Sites.

Development Opportunity Sites

The Plan identifies five sites, greater than 0.1 hectare in size, within Belfast City Centre, which present strategic opportunities for development.

Policy for the control of development on Development Opportunity Sites is contained in SETT 2 in Part 3, Volume 1 of the Plan. The sites may also be the subject of other Plan designations, as identified in the amplification text for individual sites. Development proposals will be assessed in accordance with the relevant Plan Proposals.

Zonings CC 016 – CC 020

Development Opportunity Sites

The following Development Opportunity Sites are zoned at the locations identified on Map No. 2/001– Belfast City Centre.

CC 016	Land to the north of Castlecourt
CC 017	Cathedral Way, North Street, Donegall Street, Lower Garfield Street and Rosemary Street
CC 018	Westlink/Grosvenor Road/ Durham Street
CC 019	Mays Meadow
CC 020	Sirocco Works, Bridge End/Short Strand

Key Site Requirements are specified for the following Development Opportunity Sites as set out below:

Zoning CC 018

Development Opportunity Site Westlink/Grosvenor Road/Durham Street

7.5 hectares of land are zoned as a Development Opportunity Site as identified on Map No. 2/001– Belfast City Centre.

Key Site Requirements:-

- A Masterplan shall be submitted to and agreed with the Department outlining the design content, objectives and priorities for the site. The Masterplan shall include the following elements:-
  - A landmark building of up to 15 storeys at the Grosvenor Road/Durham Street junction; and
  - Provision for the accommodation of a new transport hub within the site.
- Proposals shall not include the use of ground floor frontages for car parking; and
- Development proposals shall facilitate the proposed City Centre Ring Road – Southern Section including Bankmore Link – Grosvenor Road/Durham Street (Proposal CC 022/02) along its frontage with Grosvenor Road/ Durham Street.

This site comprises existing retailing, warehousing and adjoining ground within the Great Victoria Street Character Area. An extended railway station is proposed at Great Victoria Street/Grosvenor Road as part of a Transport Hub Concept – refer to Proposal CC 024.

Two existing watercourses, Blackstaff River (U3BEL1) and Pound Burn (U3BEL1A), cross this site. An existing culvert is located within the site.

Detailed consultation with Rivers Agency, DARD, will be required.

The site may be affected by the City Centre Ring Road scheme. Detailed consultation with Roads Service, DRD, will be required.

A foul sewage pumping station may be required to serve this site. Detailed consultation with Northern Ireland Water will be required.

Developers are advised to consult with Roads Service, DRD, and Translink regarding the new transport hub.

Zoning CC 020

Development Opportunity Site Sirocco Works, Bridge End/Short Strand

6.14 hectares of land are zoned as a Development Opportunity Site as identified on Map No. 2/001– Belfast City Centre.

Key Site Requirements:-

- A Concept Statement to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department. The Concept Statement shall incorporate details of any phasing proposed by the developer;
- Housing development shall be a maximum gross density of 140 dwellings per hectare;
- A remediation scheme for the decontamination of the site shall be submitted to, and approved in writing by, the Department in consultation with the Health and Environmental Services Department at Belfast City Council;
- The design and layout of residential areas shall include measures to mitigate possible road traffic noise nuisance from the adjacent Short Strand and Bridge End;
- The design layout shall include dedicated provision for cyclists and pedestrians with links to Short Strand, Bridge End and the Laganside Walkway;
- Building heights in general shall be a minimum of 3 storeys and a maximum of 5 storeys, or 6 storeys with setback;
- Development shall enclose and front the River Lagan and provide frontage to the Short Strand and Bridge End;
- On new and existing streets, new development shall be built hard up to the back of the footway or with a minimal setback for planting;
- Active ground floor frontage uses shall be promoted especially on main streets and around public squares and spaces. The use of ground floor frontages for car parking or other non-active uses shall not be permitted;
- Development shall not include large single block comprehensive schemes; and
- The intersection of Albertbridge Road/ Albert Bridge with Ravenhill Road/ Short Strand is designated a City Centre Gateway. Development proposals shall re-instate the street frontage around the junction. Building heights shall be a minimum of 4 storeys and a maximum of 5 storeys.

This site includes surface-level car parking and vacant land within the Laganside North and Docks Character Area.

This site is situated within the Belfast Area of Archaeological Potential.

There is an existing distribution watermain, trunk watermain and private watermain located within the site. There are existing combined trunk sewers located within the site. Detailed consultation with Northern Ireland Water will be required.

This site is within an area of Control of Major Accident Hazards (COMAH) located on the Ravenhill Road. Detailed consultation will be required with the Department in consultation with The Health and Safety Executive for Northern Ireland (HSENI) prior to the submission of a planning application for development of this site.

A major mixed use regeneration project comprising residential development, own-door offices, an hotel, restaurants, cafes, call centres/research & development uses, assembly and leisure uses, local retail & professional service uses, a supermarket, community and cultural facilities, a care home, areas of public realm, has been approved on this site.

Detail on those Development Opportunity Sites without Key Site Requirements is set out below.

CC 016 Land to the north of Castlecourt

This site comprises surface-level car parking and commercial and retail properties to the north of Castlecourt Shopping Centre within the Old City Character Area. The site is also situated within the Primary Retail Core and a portion of this site forms part of the Primary Retail Frontage.

A portion of the site fronting onto Royal Avenue lies within Belfast City Conservation Area. This site is situated within the Belfast Area of Archaeological Potential.

This site is located within the North West Quarter Area. The North West Quarter Masterplan, published in August 2005 by the Department for Social Development, seeks to deliver comprehensive retail-led regeneration within this area.

CC 017 Cathedral Way, North Street, Donegall Street, Lower Garfield Street and Rosemary Street

This site comprises retail and commercial properties and is located within the Scotch and Cathedral Character Area and Old City Character Area. The site is also situated within the Primary Retail Core, Belfast City Centre Conservation Area, the Cathedral Conservation Area and a portion of this site is within the Primary Retail Frontage.

This site is situated within the Belfast Area of Archaeological Potential.

This site forms part of the 'Royal Exchange' proposal – a £360m mixed use redevelopment scheme approved in September 2012.

CC 019 Mays Meadow

This site comprises the former Maysfield Leisure Centre within the Laganside South and Markets Character Area. Given its former use and prominent location adjacent to the River Lagan, a leisure/ community land use would be acceptable on this site.

This site is situated within the Belfast Area of Archaeological Potential.

Existing trunk sewers, storm sewer and watermains are located within the site. Detailed consultation with Northern Ireland Water will be required.

Protected City Centre Housing Areas

Designation CC 021

Protected City Centre Housing Areas

The following Protected City Centre Housing Areas are designated as identified on Map No. 2/001 – Belfast City Centre:-

CC 021/01	Laganview
CC 021/02	Laganbank
CC 021/03	Markets (West)
CC 021/04	Markets (East)
CC 021/05	Donegall Pass (North)
CC 021/06	Donegall Pass (South)
CC 021/07	Sandy Row
CC 021/08	Sandy Row (East)
CC 021/09	Divis
CC 021/10	Brown Square
CC 021/11	Carrick Hill
CC 021/12	Clifton
CC 021/13	Lancaster

Policy for the control of development in Protected City Centre Housing Areas is contained in Policy HOU 4 in Part 3, Volume 1, of the Plan.

Transportation and Parking

The role of the City Centre within the transportation network is addressed later within the Outer Belfast City Section of the Plan.

BMTP proposals specific to Belfast City Centre are:-

- City Centre Ring which will modify the existing inner ring road;
- Civic Spine running through the core of the City Centre linking locations of civic importance with increased priority for public transport, walking and cycling;
- Belfast Cross which will form a cross through the main City Centre retail and commercial areas; and
- High Accessibility Zones centred on public transport nodes in the City Centre.

City Centre Ring Road

The City Centre Ring Road will comprise a reorganisation of Belfast City Centre road network and reduce traffic in central Belfast thereby encouraging greater walking, cycling and public transport use.

The City Centre Ring will enable traffic to circulate around the core of the central area in order to gain access to the central area and where necessary, provided for movements that would otherwise pass through the central area.

The development of this orbital route will be accommodated principally by existing roads infrastructure currently in place as defined by Millfield, Frederick Street, Dunbar Link, Victoria Street, Oxford Streets, Cromac Street, Ormeau Avenue, Bruce Street/Dublin Road and Great Victoria Street. The Plan Proposals provide for the City Centre Ring – Southern Section including Bankmore Link and modifications to Bruce Street, Hope Street, Durham Street (Boyne Bridge) and College Street to facilitate the entirety of the City Centre Ring Road. It is proposed that the City Centre Ring Road will provide two lanes in each direction along its length with appropriate turning lanes. Existing one-way system routes will revert to two-way operation.

Civic Spine

BMTP proposes that the main public transport axis in the core City Centre area is the East-West route from the Lagan at the Waterfront to Lower Chichester Street, Donegall Square North and Wellington Place through to Great Victoria Street, with high levels of pedestrian priority along this route.

Belfast Cross

The Belfast Cross passes through the City Centre's main retail and commercial areas and includes a north-south route along Royal Avenue, Donegall Place and Donegall Square (west and east) and an east-west route along High Street, Castle Place and Castle Street.

BMTP proposes that the north-south route will be developed to provide high levels of pedestrian priority by introducing further restrictions on vehicles, including buses, allowed to enter these streets during shopping hours. It is also proposed to improve pedestrian and bus priority on the east-west route.

The BMTP further proposes a reduction in the number of buses waiting for excessive periods of time in the core of the City Centre and in particular around the City Hall. The current arrangements for bus parking in Donegall Square East and West will therefore be phased out.

High Accessibility Zones

The High Accessibility Zones are based around key transport interchange points at Great Victoria Street Station and Central Station. They will facilitate interchange between public transport modes (rail, bus, rapid transit and taxi) and will support the BMAP Urban Design vision of high accessibility nodes.

In the longer term it is proposed that an additional public transport interchange be established in the northern part of the city centre. This will be dependent upon development proposals being brought forward and is expected to be outside the 2015 Plan period.

Parking in Belfast City Centre

A large number of parking spaces are currently available in and around the City Centre. Since 1980 there has been almost a five-fold increase in the number of car parking spaces reflecting increased use of the private car for trips to the City Centre. This increase has resulted from both increased public parking provision and additional spaces associated with commercial premises together with temporary car parks. It is recognised that if this trend continues, it could seriously undermine proposals to increase the use of public transport, walking and cycling. The availability of parking spaces, often at relatively low prices or free of charge, encourages the use of the private car for journeys into the central area and, in particular, the availability of long stay parking spaces has stimulated commuting by car. In order to encourage a shift from car use to other forms of transport, especially in peak periods, the Plan makes provision for strategic Park and Ride sites and Areas of Parking Restraint where the introduction and modification of parking controls will seek to control the availability of long stay commuter parking.

Non-Strategic Road Scheme

Proposal CC 022

Non-Strategic Road Scheme
City Centre Ring – Southern Section including Bankmore Link

The following road proposals which make up the City Centre Ring – Southern Section including Bankmore Link are identified on Map No. 2/001 – Belfast City Centre:-

CC 022/01	Southern Section including Bankmore Link
CC 022/02	Grosvenor Road/Durham Street
CC 022/03	Durham Street/Albert Street/ College Square North

The scheme includes proposals to widen Hope Street, Bruce Street and Cromac Street to two lanes in both directions and the construction of a new carriageway (Bankmore Link) between the existing Dublin Road/Bruce Street/Bankmore Street junction and the existing Cromac Street/Ormeau Avenue/ Lower Ormeau Road junction. The scheme includes junction improvements at Grosvenor Road/Durham Street and Durham Street/Albert Street/College Square North.

A map showing the Road Protection Corridor required to facilitate the implementation of the proposed City Centre Ring – Southern Section including Bankmore Link is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Prevailing regional planning policy for the protection of the above non-strategic road scheme is contained in PPS 3: Access, Movement and Parking.

Pedestrian/Cycle Bridge Crossings

Proposal CC 023

Pedestrian/Cycle Bridge Crossings

The following pedestrian/cycle bridges across the River Lagan are identified with indicative lines on Map No. 2/001 – Belfast City Centre:

CC 023/01	Corporation Square to Queen's Quay
CC 023/02	Gasworks to Ormeau Embankment

Two new pedestrian/cycle bridge crossings are proposed to serve key activity spines between the east and west sides of the River Lagan. These will improve the connection between the extension of existing riverside walkways and the more strategic sections of the pedestrian network, whilst facilitating better access to and from the City Centre. Indicative lines for the bridge crossings are shown on Map No. 2/001 – Belfast City Centre. The precise locations will be confirmed after further study and consultation.

Prevailing regional planning policy for the protection of pedestrian/cycle bridge crossings is contained in PPS 3: Access, Movement and Parking.

Railway Station

A new transport hub is proposed and will involve the extension of Great Victoria Street Railway Station. The proposed new hub is dependent upon wider regeneration proposals for the area and therefore the location shown is indicative.

Proposal CC 024

Extended Railway Station
Great Victoria Street / Grosvenor Road

A location for the provision of an extended railway station at Great Victoria Street / Grosvenor Road is identified on Map No. 2/001- Belfast City Centre

An extended railway station is proposed at Great Victoria Street / Grosvenor Road as part of a Transport Hub Concept incorporating the Europa Bus Centre and Railway Station which will facilitate public transport interchange. The new transport hub will contribute to the revitalisation of the surrounding area as part of the redevelopment opportunities around Great Victoria Street and Grosvenor Road. Furthermore, the scale of the current proposal will not just be of strategic importance to Belfast but will become a significant Regional Gateway for Northern Ireland's capital city.

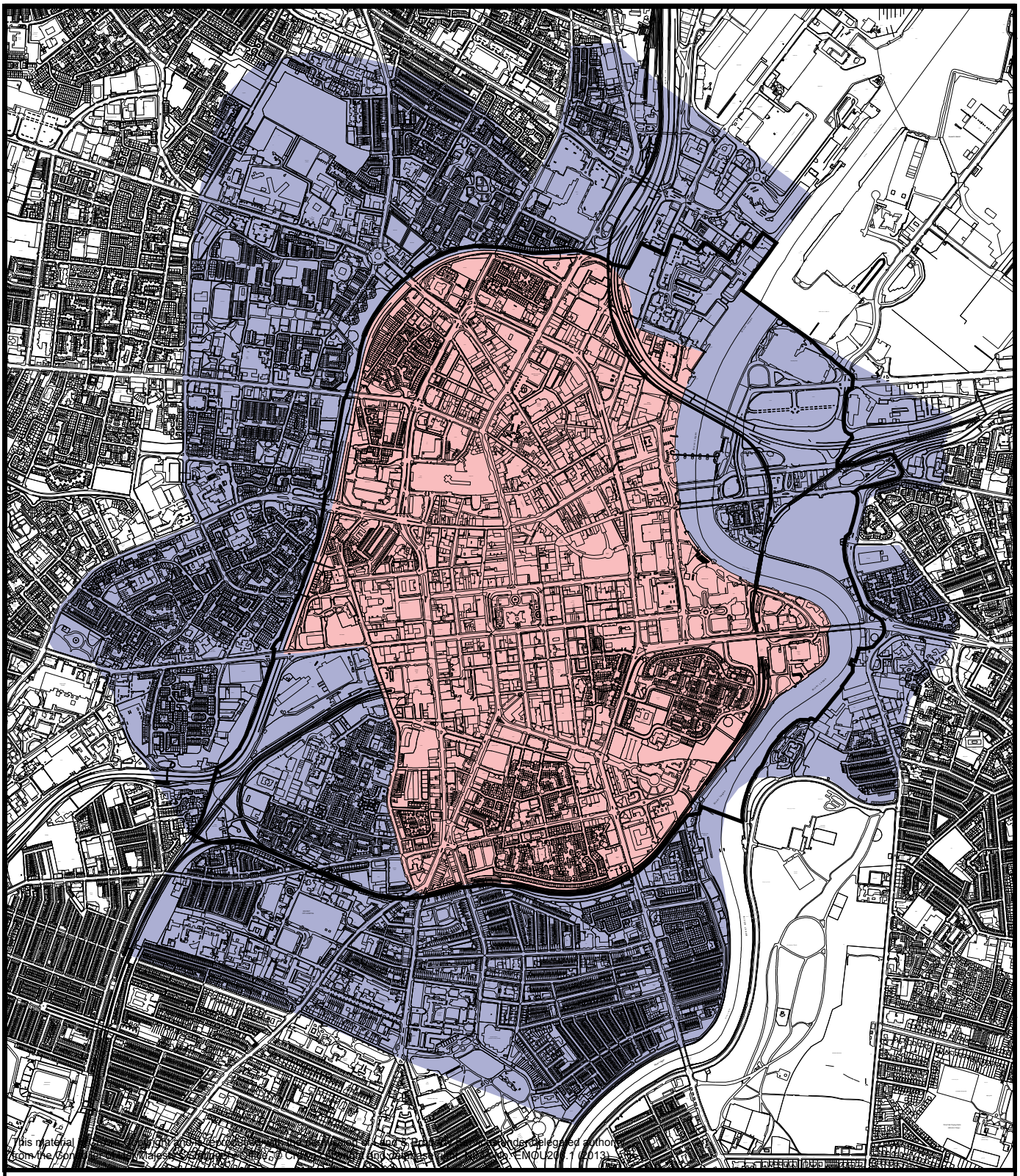
Prevailing regional planning policy for the protection of transportation proposals is contained in PPS 3: Access, Movement and Parking.

Area of Parking Restraint

Designation CC 025
Area of Parking Restraint Belfast City Core
Belfast City Core is designated as an Area of Parking Restraint as identified on Map No. 2/002 – Belfast City Centre Area of Parking Restraint.

Car parking standards within the designated Area of Parking Restraint are contained in Policy TRAN 1 in Part 3, Volume 1 of the Plan. This applies a standard of one space per dwelling and for non-residential parking, one space per 300m^2 of non-operational and one space per 930m^2 for operational space.

An Area of Parking Restraint for Belfast City Fringe Area is designated under BT 009 in Outer Belfast City Proposals as also shown on Map No. 2/002.



Belfast Metropolitan Area Plan 2015

Map No. 2/002 - Belfast City Centre Areas of Parking Restraint

City Centre

Belfast City Core Area of Parking Restraint - CC 025

Belfast City Fringe Area of Parking Restraint - BT 009

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Urban Environment

Conservation Areas

The Plan identifies three Conservation Areas within the City Centre, for information only, as shown on Map No. 2/001 – Belfast City Centre.

Development Proposals within City Centre Conservation Areas will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and any relevant Conservation Area design guidance.

Belfast City Centre Conservation Area

Belfast City Centre Conservation Area was designated in May 1998 and is one of three adjoining Conservation Areas within Belfast City Centre, with the Linen Conservation Area to the south and Cathedral Conservation Area to the north.

It encompasses a substantial area extending from the City Hall to North Street and from Victoria Street across to Durham Street. The area comprises much of the late Victorian commercial architecture of a bustling, self-confident town, which expanded rapidly in the nineteenth century from small beginnings to achieve city status in 1888.

Cathedral Conservation Area

Designated in April 1990, the boundary of the Cathedral Conservation Area extends from Royal Avenue, along North Street and Bridge Street, to High Street. The boundary follows High Street to Victoria Street and then from Dunbar Link to York Street.

The Area exhibits a street pattern partly dating from the seventeenth and eighteenth centuries and contains a significant number of buildings of considerable merit.

Linen Conservation Area

Designated in December 1992, the Linen Conservation Area is bounded by Howard Street, Donegall Square South and May Street to the north and by Cromac Street to the east. The southern boundary extends from Cromac Street along Bankmore Street to Bruce Street. Holmes Street, Bains Place, Blackstaff Square and Brunswick Street bound the area to the west. Based on a formal grid pattern the Conservation Area originated as a Georgian residential area (Upper Markets), and contains a number of Victorian buildings associated with the Linen industry.

Part of Queen's Conservation Area lies within Belfast City Centre boundary and is identified on Map No. 2/001 – Belfast City Centre and Map No. 4/004 – Belfast City.

Clarification maps are available on the Department's Planning NI website www.planning.gov.uk or from the local Area Planning Office.

Area of Townscape Character

Designation CC 026
Area of Townscape Character Victoria Street / Oxford Street
An Area of Townscape Character is designated at Victoria Street / Oxford Street as identified on Map No. 2/001 - Belfast City Centre.

Part of Lower Lisburn Road Area of Townscape Character (Designation BT 042) lies within Belfast City Centre boundary and is identified on Map No. 2/001 – Belfast City Centre.

Development proposals within ATCs will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Clarification maps are available on the Department's Planning NI website www.planning.gov.uk or from the local Area Planning Office.

Historic Park, Garden and Demesne

Designation CC 027

Historic Park, Garden and Demesne
Clifton House

Clifton House Historic Park, Garden and Demesne of special historic interest is designated as identified on Map No. 2/001 – Belfast City Centre.

The present-day grounds were formally part of larger gardens associated with Clifton House, which is now listed. The garden layout was redesigned and landscaped in 1993 to plans sympathetic with Clifton House.

Details of Historic Parks, Gardens and Demesnes are included in a Register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland, published by the Northern Ireland Environment Agency, DOE. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public and others to value and support the protection and maintenance of such sites.

Prevailing regional planning policy for the protection of Historic Parks, Gardens and Demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage. Information about Historic Parks, Gardens and Demesnes is available on the Department's NIEA website www.doeni.gov.uk/niea.

A clarification map is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map showing the Area of Archaeological Potential in Belfast City Centre is available for information on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) lie totally or partially within Belfast City Centre and are designated in accordance with PPS 6: Planning, Archaeology and Built Heritage. They are considered to be of greatest amenity value, landscape quality or local significance and are therefore worthy of protection from undesirable or damaging development.

Policy for the control of development in LLPAs is contained in Policy ENV 1 of Part 3, Volume 1 of the Plan.

Designation CC 028

Local Landscape Policy Area
Blythefield

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Belfast City Centre.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - Public park beside railway line in high-density residential area.

Designation CC 029

Local Landscape Policy Area
City Hall

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Belfast City Centre.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings - Belfast City Hall; and
- Area of local amenity importance - Grounds and formal setting of the City Hall.

Designation CC 030

Local Landscape Policy Area
Clifton 1

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Belfast City Centre.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings - Clifton House and Gate Lodge; and
- Area of local nature conservation interest – Mature deciduous trees.

Designation CC 031

Local Landscape Policy Area
Royal Belfast Academical Institution (RBAI)

A Local Landscape Policy Area is designated as identified on Map No. 2/001 - Belfast City Centre.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - The grounds and formal setting of the listed Royal Belfast Academical Institution (RBAI) building which provide a strategic contribution to the local townscape character.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Belfast City Centre has a number of open space areas, including playgrounds at Melbourne Street, Stewart Street and Apsley Street, as well as amenity areas at the City Hall, Bentham Drive and the Jubilee Garden on Victoria Street.

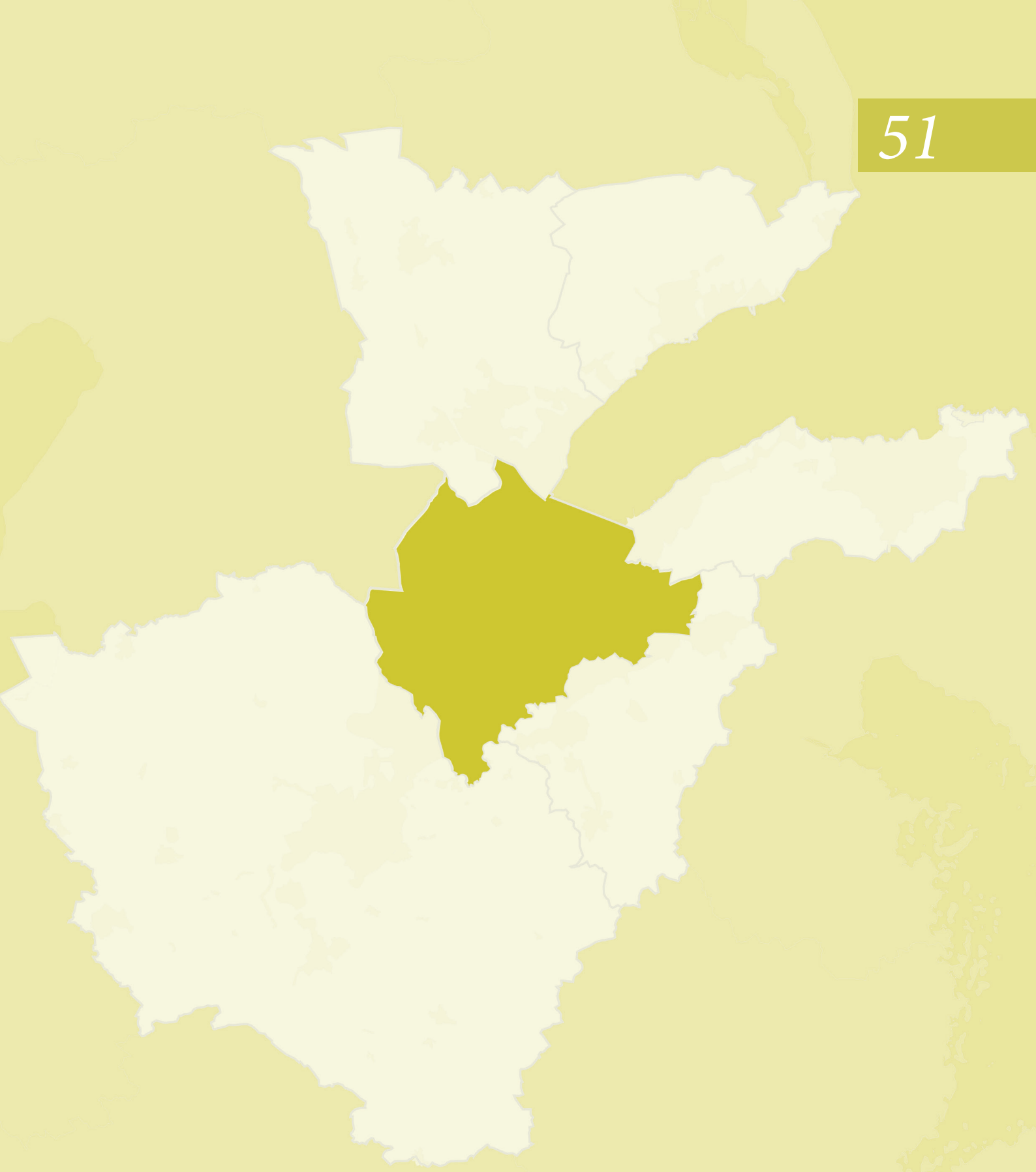
Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information.

An area of existing open space above one hectare is listed below and identified for information only on Map No. 2/001- Belfast City Centre:

- Bentham Drive - Grassed area.

51



Belfast Harbour Area

Part 4 Volume 2

Belfast Harbour Area

For the purposes of the Plan, Belfast Harbour Area comprises Belfast Port, an area of some 1,565 hectares on the site of the former Harland and Wolff Shipyard lands on Queen's Island – now referred to as 'Titanic Quarter', Duncrue Industrial Estate, the North Foreshore, and The George Best Belfast City Airport.

Background

This area was the focus of Belfast's industrial past, including the shipbuilding industry, and presently performs a role as a major gateway to Northern Ireland, particularly by sea and air.

The Port of Belfast is the largest port in Northern Ireland, the second largest port in Ireland and only deep dry dock facility in western Europe other than Rotterdam. It caters for a range of trade including freight containers, passenger/car ferries, and bulk cargoes. The Port provides important linkages to the Republic of Ireland, UK, Europe and beyond. Since the 1990s there has been significant growth in all trade sectors within the Port.

Since the early 1990s passenger traffic through The George Best Belfast City Airport has continued to grow and a new terminal building was opened.

The Titanic Quarter lands comprise vacant lands which have emerged from the restructuring of industrial activities. They lie adjacent to the Odyssey Arena in a central, highly accessible location close to the Port of Belfast, The George Best Belfast City Airport and the hub of the Regional Strategic Transport Network.

Parts of the Belfast Harbour Area form a valuable and internationally significant part of the city's natural heritage.

Regional Policy Context

The Draft Plan was prepared in the context of the RDS 2025. A revised RDS 2035 "Building a better future" was published in March 2012. Whilst many of the objectives of the previous strategy are still valid, the revised RDS now replaces it.

The Spatial Framework for Northern Ireland in the RDS 2035 identifies Belfast as the major Regional City Gateway with the principal sea port of Northern Ireland and a city airport. The Spatial Framework Guidance includes:

SFG1: Promote urban economic development at key locations throughout the Belfast Metropolitan Urban Area (BMUA) and ensure sufficient land is available for jobs.

- Identify and protect key locations for economic growth. This will strengthen the role of the BMUA as the regional economic driver. Major employment/industrial locations in Belfast Harbour Area, (including Titanic Quarter), West Lisburn/Blaris, Purdysburn and Global Point/ Ballyhenry being connected to public transport will support the drive to provide a range of opportunities for job creation.

SFG15: Strengthen the Gateways for Regional competitiveness

- Provide high quality connections to and from the air and sea ports. … Development must be appropriate to ensure no adverse effects on nature conservation sites or the aquatic environment.
- Enhance Gateways and their environmental image. Entry points at Gateways should have welcoming arrival areas, be user-friendly and be of high environmental quality for both the built and natural environment.

Belfast Harbour Area Strategy

Belfast Harbour Area has a critical role to play in realising the RDS strategic vision for Belfast City, both in its promotion as the regional capital and a focus for employment opportunities. It also in provides a high quality gateway to Northern Ireland. As set out in Part 3, Volume 1 of the Plan, Belfast Harbour Area (including Titanic Quarter) is identified as a Major Employment Location.

The strategic economic importance of the Port of Belfast is specifically recognised. The Department will exercise its development management functions to facilitate appropriate economic development.

The Belfast Harbour Area Strategy objectives are to:

- facilitate further development of Belfast Port, protect and promote The George Best Belfast City Airport function and development of a new City Quarter at Titanic. All these are intended to help enhance the area's gateway role and continue riverside renewal;
- provide a package of new employment opportunities intended to further develop the area's potential as a strategic employment resource and to help strengthen the role of the BMA as the regional economic driver;
- protect and extend the existing assets of open space and nature conservation features which together serve to enhance the environmental setting of the overall harbour area;
- improve accessibility from other parts of the city and the wider region for different modes of travel, to complement increased activity.

The Strategy comprises the following Planning Actions:-

- Designation of a mixed use area at 'Titanic Quarter' to promote a range of uses which would continue the high quality regeneration of Laganside areas;
- A policy which promotes the enhancement of activity at Belfast Port;
- Policies to promote and protect appropriate uses within the defined airport complex;
- Zoning a 127 hectare site for mixed use at the North Foreshore and protecting existing employment areas from loss to other inappropriate land uses;
- Transportation measures to improve accessibility including a proposed rapid transit route from Belfast City Centre to Titanic Quarter and widening of the A2 Sydenham Bypass;
- Protecting features of the natural environment and heritage by designating three Local Landscape Policy Areas and designating three Sites of Local Nature Conservation Importance; and
- Promoting the softening of the intensive industrial character of the Belfast Harbour Area by including a major area of open space within the mixed use site zoning at the North Foreshore.

Complementary policies applying to most of the designations and zonings in the above are contained in the Strategic Plan Framework in Part 3, Volume 1, of the Plan.

The designations, policies, proposals and zonings specific to Belfast Harbour Area are shown on Map No. 3/001 – Belfast Harbour Area.

Titanic Quarter

Zoning BHA 01

Mixed Use Site
Titanic Quarter

A 87.31 hectare site is zoned for Mixed Use development including Employment as identified on Map No. 3/001 - Belfast Harbour Area and the Titanic Quarter Map No. 3/002.

Key Site Requirements:-

- Development of the site shall only be permitted in accordance with an overall

Development Framework for this new city quarter, to be agreed with the Department;

- The Development Framework shall outline:
  - The overall design concept, objectives and priorities for the site;
  - A block structure defined by a hierarchy of routes and spaces;
  - Appropriate scale and massing of building blocks;
  - Appropriate mix of uses;
  - Appropriate open space and public realm;
  - Appropriate landscaping;
  - Appropriate public transport and car parking provision; and
  - The proposed phasing of the development.
- The Development Framework shall be accompanied by a Transport Masterplan for the site, to be agreed by the Department;
- The overall design concept shall have particular regard to the important maritime heritage of the site, the site's tourism potential and the need for connectivity with the rest of the City Centre;
- The Development Framework shall provide for a minimum of 3,500 dwellings of which 10% - 15% shall be developed for social housing to be dispersed through Titanic Quarter;
- Transportation proposals shall include provision for appropriate public transport for the site, connecting it to the core of the City Centre and necessary improvements to off-site infrastructure. The primary vehicular access to the Titanic Quarter from the strategic highway network shall be a new grade separated junction off the Sydenham Bypass as detailed in Proposal BHA 08;
- Provision shall be made for appropriate pedestrian/cycle routes and facilities throughout the development, including connections between the heritage nodes (see Map No. 3/002) and along the dock edges, connecting with the Odyssey Arena's waterfront cycle/walkway and existing onward connections to the City Centre;
- The following uses will be considered to be acceptable in Titanic Quarter:
  - Residential;
  - Educational;
  - Cultural / Heritage;
  - Retailing of a scale to complement Titanic Quarter's cultural and heritage offer, subject to demonstration of the relationship with tourism;
  - Retailing to meet the requirements of the residential and employment community, subject to it being clearly demonstrated that this is intended to meet local need only;
  - Recreation / Leisure uses;
  - Cafes / Restaurants;
  - Hotels;
  - Banks or Building Societies (as currently specified in Class A2 of the Planning (Use Classes) Order (Northern Ireland) 2004);
  - Business Uses (as currently specified in Class B1 (a), (b) or (c) of the Planning (Use Classes) Order (Northern Ireland) 2004). The total amount of floorspace for Use Class B1 (a) Offices shall not exceed 15,000m^2. Consideration may be given to office proposals above 15,000m^2 where it can be demonstrated that the proposal cannot be accommodated within Belfast City Centre and which would otherwiseresult in a loss of significant inward investment; and

- Light Industrial Use as currently specified in Class B2 of the Planning (Use Classes) Order (Northern Ireland) 2004.

- The yellow line on Map No. 3/002 defines the first line of potential development within the site alongside the Harland & Wolff facility. In order to safeguard the existing shipyard operations, no residential or hotel development shall be permitted along this frontage. Where there is a vertical frontage gap between buildings in this frontage, any buildings constructed along the second line of development and within a frontage gap shall be non-residential and non-hotel use. Any hotel or residential building located in the second line of development shall not be excessively taller than those buildings built along the first line of development;

- Where the serrated dock edge is retained in the Alexandra Dock area as shown on Map No. 3/002, the land side of the dock edge as defined in the light green line shall be the first line of potential development. No residential or hotel development shall be permitted along the land side of the dock edge. Where there is a vertical frontage gap between buildings abutting the land side of the dock edge, any buildings constructed along the second line of development and within a frontage gap shall be non-residential and non-hotel use. Any hotel or residential building located in the second line of development shall not be excessively taller than those buildings built along the landside of the dock edge. If the area beside Alexandra Dock is filled in, the land side of the dock edge as shown in dark green on Map No. 3/002 shall be the first line of potential development. No residential or hotel development shall be permitted along the land side of the dock edge. Where there is a vertical frontage gap between buildings abutting the land side of the dock edge, any buildings constructed along the second line of development and within a frontage gap shall also be non-residential and non-hotel use. Any residential building located in the reclaimed area shall not be excessively taller than those buildings built along the land side of the dock edge. Any hotel building located in the reclaimed area shall not be excessively taller than those buildings built along the landside of the dock edge. Any hotel or residential building outside the reclaimed area and in the second line of development shall not be excessively taller than those buildings built along the land side of the dock edge.

The development of Titanic Quarter and its relationship with the existing Belfast City Centre represents one of the most important challenges facing both transportation and land use in the city within the period of the Plan.

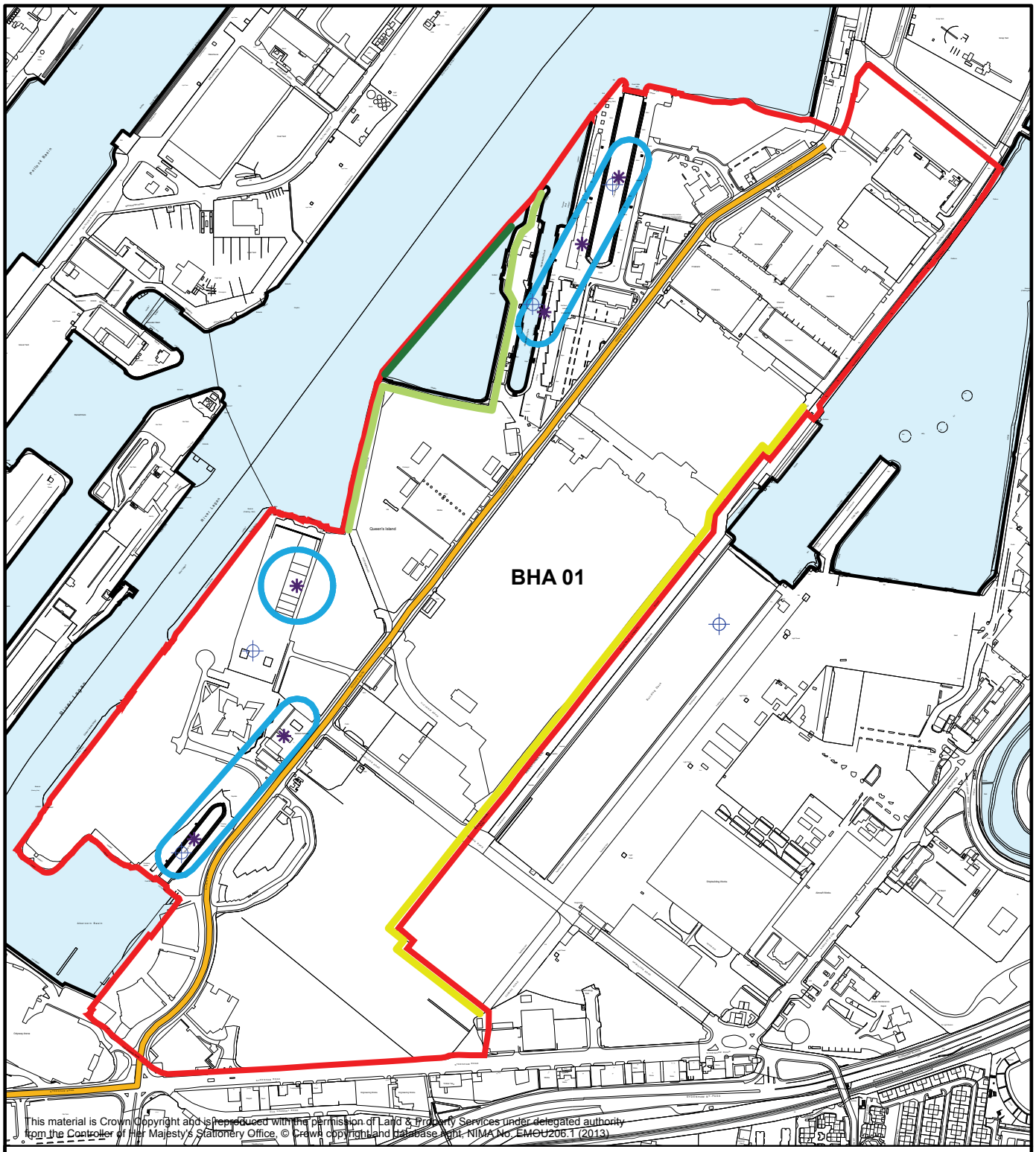
The timing and provision of all access improvements to the Harbour Estate (Titanic Quarter) as well as other improvements to infrastructure, public transport and transport initiatives within the site, as part of any phased development of the area, will be clearly identified and agreed with the Department. The funding for all these improvements will be the responsibility of developers, either in full or for a very substantial part.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding both the listed buildings and scheduled structures within the site.

Detailed consultation and approval will be required from NIEA (Waste Water Management Unit) and Rivers Agency, DARD, regarding the discharge of surface water into Belfast Lough located adjacent to a number of boundaries of the site. Existing watermains within the site may limit future development of the site.

Detailed consultation with Northern Ireland Water will be required to determine any infrastructure requirements necessary to facilitate development.

Consultation with the Environmental Health Department of Belfast City Council will be required prior to the submission of any planning application as this site may be contaminated due to current or former land uses.



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Belfast Metropolitan Area Plan 2015
Map No.3/002 - Titanic Quarter

- Titanic Quarter
- Heritage Node
- First Lines of Potential Development in accordance with BHA 01 Key Site Requirements

For Information Only:

- Listed Building / Scheduled Monument
- Rapid Transit Route (CITI Route)
- Archaeological Site and Monument (Scheduled)

0 175 350 Metres

N

The George Best Belfast City Airport

Airport Related Development

The RDS identifies Belfast as the major Regional City Gateway with the principal sea port in Northern Ireland and a city airport. It seeks to strengthen the gateways for Regional Competitiveness (SFG15).

An Article 40 Planning Agreement currently controls the level of airport operations at The George Best Belfast City Airport. In order to capitalise on the potential provided by the concentration of people and goods at the regional gateway, the Department will consider applications for airport-related uses in the context of the existing agreement, prevailing regional planning policy presently contained in Policy PSU 3 of A Planning Strategy for Rural Northern Ireland and other environmental considerations.

Airport-related development and airport-related employment uses include:

- Airport apron and taxi way;
- Airport maintenance, supply and manufacture including modification, refurbishment and painting;
- Airline sale/reservation and booking offices including call/email centres, provided these relate to the function of the airport;
- Airline, aircrew or pilot training centres/schools;
- Aviation and vehicle fuel storage facilities;
- Avionics, engine or aircraft parts, maintenance, supply and manufacture;
- Airport equipment, and operational infrastructure maintenance, supply and manufacture;
- Car hire operations and parking;
- Flight packaging, provision services and supply units including ramp services;
- In-flight, hotel and terminal catering preparation and storage facilities;
- Internal highways and infrastructure including parking;
- Offices for ancillary and supporting functions;
- Service vehicle maintenance;
- Vehicle valeting operations;
- Warehousing, cold stores and offices for airfreight handlers, forwarders and agents including parcels or post office services;
- Airport operations and infrastructure including terminal services; and
- Firms supplying the airport – those for whom a significant part of their activity relates to the airport.

This list is not exhaustive and favourable consideration will be given to other proposals that are clearly related to and dependent on a siting near the airport.

Provisions relating to the control of airport operations are set out in an existing Article 40 Agreement made under the Planning (NI) Order 1991. It comprise a cap on air transport movements and on the number of aircraft seats provided and limited operating hours. The Plan does not propose to alter the provisions set out in the Article 40 Agreement between the Department of the Environment (NI), Belfast City Airport Limited and Shorts Brothers.

Policy BHA 02

Airport Safeguarding

Planning permission will not be granted for development proposals which would adversely affect airport safeguarding operations.

Development proposals which would adversely affect the safety of aircraft flying to and from The George Best Belfast City Airport and which would constitute a navigation obstruction and be likely to affect the airport's instrument landing system will not be permitted.

The Port of Belfast

Policy BHA 03

Port Operations and Port-Related Land Uses

Outside airport lands and nature conservation designations (except within Zoning BHA 04) and subject to criteria for Titanic Quarter, planning permission will be granted for port operations and port-related land uses within the Belfast Harbour Area as identified on Map No. 3/001 – Belfast Harbour Area.

In considering development proposals, the Department will seek to minimise visual impact by imposing appropriate conditions relating to screening and operational requirements.

A significant proportion of land within the existing employment areas identified is already used for port operations and port-related. Port activities include port operational land uses and port-related land uses. Port operational require a waterside location e.g. terminals, loading and discharging facilities. Port-related land uses require a location at or near to the port to facilitate container storage, and logistics facilities for port users and service providers.

In order to minimise visual impact of development proposals, the Department will impose, where required, appropriate conditions relating to the provision of landscaping and operational requirements.

Zoning BHA 04

Port Operations and Port-Related Land Uses
Area of land known as D3, Airport Road West

19.1 hectares of land are zoned for port operations and port-related uses as identified on Map No. 3/001 – Belfast Harbour Area.

Key Site Requirement:

- Development proposals shall be required to provide appropriate protection of habitat biodiversity in the adjacent international and national designated natural heritage sites.

The area of land known as D3 has been infilled and is used for port activities.

The site is located within Inner Belfast Lough Area of Special Scientific Interest (ASSI); however its location adjacent to an area of existing employment (Zoning BHA 06) and Belfast Port presents an opportunity to facilitate the provision of additional port operational and port-related uses.

Additional Port-Related Land Requirements

As outlined in Zoning BHA 05 – Mixed Use Site North Foreshore, favourable consideration will be given to port operations and port-related land uses within the proposed site at North Foreshore.

Potential Relocation of Metal Processing Plant

A metal processing plant is located within Queen's Island to the north east and immediately adjacent to Titanic Quarter.

Given the location of the site of the metal processing plant, it has great potential to link with the redevelopment opportunities presented at Titanic Quarter; therefore, the Department would give favourable consideration to its relocation to a compatible alternative site in a general industrial location to be agreed with the Department. The Department would promote the re-use of the site for employment/industrial uses or open space/ recreational uses.

Employment

The following site BHA 05 is zoned for Mixed Use development including Employment as identified on Map No. 3/001 – Belfast Harbour Area.

Zoning BHA 05

Mixed Use Site
North Foreshore

127.20 hectares of land are zoned for Mixed Use as identified on Map No. 3/001- Belfast Harbour Area.

Key Site Requirements :-

- Development shall only include the following uses:
  - Waste management and recycling facilities;
  - Port and port-related land uses;
  - Class B1: Business (b) call centres and (c) research and development;
  - Class B2: Light Industrial Use;
  - Class B3: General Industrial Use;
  - Class B4: Storage or Distribution Use;

  [as currently specified in of the Planning (Use Classes) Order (Northern Ireland) 2004] and
  - Open space and associated facilities.
- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan to be agreed with the Department. The masterplan shall outline the design concept, objectives and priorities for the site, an appropriate mix of the permitted uses including open space and the transition from built development to open space. The masterplan shall outline the proposed phasing of the development, the appopriate scale and massing of building blocks and appropriate landscaping;
- Development proposals shall be required to provide appropriate protection of habitat biodiversity in the adjacent international and national designated natural heritage sites;
- Access shall be from Dargan Road to be agreed with DRD Roads Service; and
- A Transport Assessment (TA), agreed with DRD Roads Service, shall be required to identify any necessary road improvements to the road network/public transport/ transportation facilities in the area.

This mixed use site at North Foreshore is ideally located adjacent to the Port of Belfast to facilitate provision for Port Operational and Port-Related Uses. In developing an overall comprehensive masterplan for the site, in particular with regard to the location of buildings within the site, careful consideration should be given to the need to protect the amenity of the coast. Belfast City Council has also indicated its intention to develop an area of open space as part of the overall development of the North Foreshore and this should be incorporated within the overall comprehensive masterplan.

It is envisaged that a comprehensive landscaping scheme for any proposed development shall be required to be submitted with any planning application and agreed with the Department. This shall include:

- Retention of the existing vegetation on the site boundaries and within the site where its removal is not necessary to facilitate land infill or unless otherwise agreed with the Department; and
- A detailed planting plan and programme of works for all new planting in relation to supplementing the site boundaries where appropriate and additional high-quality landscaping proposals within the site.

An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

Consultation with the Environmental Health Department of Belfast City Council will be required as this site may be contaminated due to current or former land uses.

Zoning BHA 06

Existing Employment
Belfast Harbour

Lands are zoned as Existing Employment as identified on Map No. 3/001 – Belfast Harbour Area.

Key Site Requirements:-

- Acceptable uses include Class B1: Business (a) offices other than a use within Class A2, (b) call centres and (c) research and development as currently specified in Class B1 of the Planning (Use Classes) Order (Northern Ireland) 2004;
- Class B1 (a) offices shall be restricted to lands at Sydenham Business Park; and
- The total amount of floorspace for Class B1 (a) offices shall not exceed 5000m2 in total.

Zoning BHA 06 includes an area of land immediately abutting the southeast corner of The George Best Belfast City Airport. This area was formerly part of the airport (the former terminal comprising approximately 4 hectares) and this area is considered suitable for airport-related uses as set out above.

Transportation

Strategic Road Scheme

Proposal BHA 07

Strategic Road Scheme
A2 Sydenham Bypass

The following Strategic Road Scheme is identified on Map No. 3/001 – Belfast Harbour Area: -

- Widening of the A2 Sydenham Bypass between Tillysburn and M3 Lagan Crossing from a 2 lane dual carriageway to a 3 lane dual carriageway.

The Sydenham Bypass on the A2 is one of the most heavily used urban roads in the BMA and operates close to its capacity at peak times. Currently it carries over 50,000 vehicles a day and forms a vital section of the BMA's strategic highway network linking Bangor and Belfast and providing access to the Major Employment Location at Belfast Port and Harbour.

The proposed widening of the Sydenham Bypass will enhance the capacity of the road network at this location and facilitate easier access for strategic traffic.

A map showing the Road Protection Corridor required to facilitate the implementation of the proposed A2 Sydenham Bypass is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Prevailing regional planning policy for the protection of the above strategic road scheme is contained in PPS 3: Access, Movement and Parking.

Non-Strategic Road Scheme

Proposal BHA 08

Non-Strategic Road Scheme
New junction on the A2

The following Non-Strategic Road Scheme is identified on Map No. 3/001 – Belfast Harbour Area:-

- A new junction on the A2.

The proposed new junction on the A2 will replace the existing Dee Street junction and provide improved access to Belfast Harbour.

Developers will be responsible for funding both schemes either in full or in a substantial part. DRD's priority for funding will be concentrated on the construction of major capital work schemes on the Strategic Transport Network. Any contribution towards developer-led schemes will be subject to detailed economic appraisal, the availability of funding and inclusion within the major works programme.

A map showing the Road Protection Corridor required to facilitate the implementation of the proposed new junction on the A2 is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Prevailing regional planning policy for the protection of the above non-strategic road scheme is contained in PPS 3: Access, Movement and Parking.

Rapid Transit Scheme

The CITI Route is proposed to pass through part of Belfast Harbour Area and will provide a road-based rapid transit service connecting the City Centre with Titanic Quarter. The route is shown for information purposes on Map No. 3/001 – Belfast Harbour Area and Map No. 3/002 – Titanic Quarter.

Coast

A portion of the BMA Coastal Area lies within the Belfast Harbour Area as identified on Map No. 3/001 – Belfast Harbour Area and is designated under COU 2, BMA Coastal Area in Part 3, Volume 1 of the Plan.

Policy for the control of development within the designated BMA Coastal Area is contained in Policy COU 3, BMA Coastal Area as contained in Part 3, Volume 1 of the Plan.

Urban Environment

Area of Archaeological Potential

Areas of Archaeological Potential indicate to developers where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. Developers are advised to liaise with the Department before submitting any proposals within these areas.

In accordance with PPS 6: Planning, Archaeology and the Built Heritage, a map showing the Area of Archaeological Potential in Belfast Harbour Area is available for information on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

International / National Nature Conservation Designations

The following Areas of International / National Nature Conservation Importance are located within the Belfast Harbour Area:-

- Belfast Lough Ramsar Site
- Belfast Lough Special Protection Area (SPA)
- Inner Belfast Lough Area of Special Scientific Interest (ASSI)

These Areas of International / National Nature Conservation Importance are identified on Map No. 2 – Environmental Designations in Volume 1, Parts 1-3 of the Plan. Please refer to the Northern Ireland Environment Agency's website www.doeni.gov.uk/niea for details.

Development proposals within or adjoining these areas will be assessed in accordance with prevailing regional planning policy as set out in PPS 2: Natural Heritage.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

Designation BHA 09

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map No. 3/001 – Belfast Harbour Area:-

BHA 09/01	Belfast Harbour Estate
BHA 09/02	Between M5 and Railway
BHA 09/03	Tillysburn

A portion of SLNCI Designation BHA 09/02 is situated within Newtownabbey Borough Council Area.

A portion of the Belfast Harbour Estate SLNCI, as designated in the North Down District Proposals, Volume 7 at HD 10/02 falls within the Belfast District and is identified accordingly on Map No. 3/001 - Belfast Harbour Area.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.

Clarification maps are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) are designated in accordance with PPS 6: Planning, Archaeology and the Built Heritage and are considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

Designation BHA 10

Local Landscape Policy Area
North Foreshore

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Belfast Harbour Area.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance – Continuous linear belts of structure planting with grass verges along both sides of the M2 Motorway between the Duncrue roundabout and the intersection of the M2 and M5 motorways, with pedestrian / cycle linkage running parallel with the city-bound side; and
- Area of local nature conservation interest – Significant belts of mixed species plantings.

Designation BHA 11

Local Landscape Policy Area
Tillysburn

A Local Landscape Policy Area is designated at Tillysburn as identified on Map No. 3/001- Belfast Harbour Area.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local nature conservation interest – Area reclaimed from Belfast Lough bisected by a railway line including a planted urban wildlife reserve and lagoons of nature conservation value.

A portion of the Tillysburn LLPA falls within North Down Borough Council area.

Designation BHA 12

Local Landscape Policy Area
Victoria / King George

A Local Landscape Policy Area is designated as identified on Map No. 3/001 – Belfast Harbour Area and Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites and monuments and their surroundings – Unnamed site: Mesolithic Occupation Site; and
- Area of local amenity importance – A unique Victorian pleasure park of historical interest designed on reclaimed land, consisting of peripheral planting, an ornamental lake and a large island laid out in playing fields and surrounded by a tidal lagoon and the Conn's Water river corridor which links through to the King George V Playing Fields.

A portion of the Victoria/King George LLPA falls outside of the Belfast Harbour Area within Outer Belfast City.

Policy for the control of development in LLPAs is contained in Policy ENV 1 of Part 3, Volume 1, of the Plan.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Proposed Open Space

A large area of open space is proposed as part of the mixed use site at North Foreshore (Zoning BHA 05). Belfast City Council has indicated its intention to develop the area as an open space recreation/ amenity area in association with the overall development of the North Foreshore.

Upon implementation of the open space proposal, the Department will protect the open space in accordance with prevailing regional policy, currently contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Areas of Existing Open Space

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space, whether or not they are indicated on the Plan Proposals Map for information.

Areas of existing open space above one hectare are listed below and identified for information only on Map No. 3/001 Belfast Harbour Area:

- Victoria Park, Park Avenue (Park, lake and playing fields), and
- Tillysburn Urban Wildlife Reserve, Sydenham Bypass (Nature Reserve).

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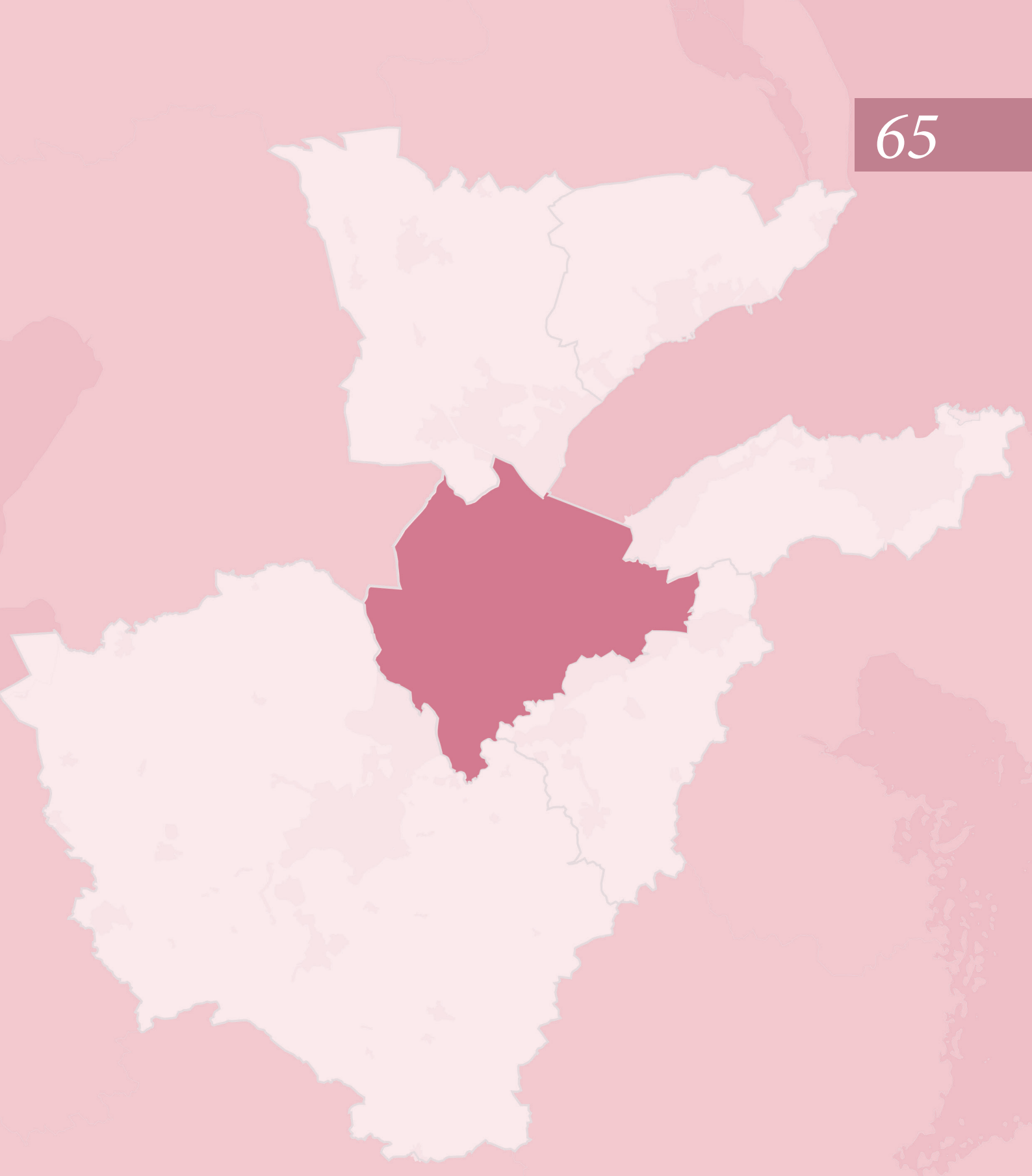

The Arterial Routes

Part 4 Volume 2

The Arterial Routes

Background

Arterial Routes, the main radial roads which connect Belfast City Centre to the surrounding suburban residential areas, have historically functioned, not only as principal transportation corridors but also, as retail and service centres providing important social, commercial, shopping and leisure functions for the communities which live along the routes.

The structure and character of these routes varies considerably. In general terms, the alignment of the arterial routes in the west of the city has been influenced by the changing topography of the surrounding hills to produce a series of sinuous corridors with serial views. The eastern corridors are generally more axial, commonly with long range views.

In general, the routes are characterised by linear neighbourhood shopping and commercial areas. The scale and vitality of each linear area varies considerably but in every case there is a mix of small local shops, retail services, local offices and other commercial uses. All of these areas are on bus routes into the city centre and are well served by public transport.

Resulting from the cumulative effect of a lack of investment, social and demographic change and changes in the overall pattern of retailing within the city, some of these routes into the city have suffered significant economic and physical decline. Other routes have, however, retained a good physical quality and continued to prosper in terms of retail and service provision and today exhibit different problems such as pedestrian/vehicular conflict and high levels of car parking in adjacent residential areas.

Regional Development Strategy Context

The Regional Guidance (RG) and Spatial Framework Guidance (SFG) contained in the RDS relevant to arterial routes include RG 2, SFG 2, SFG 3 and SFG 4.

In the context of growing the population of the City of Belfast (SFG 2), the RDS states that to support a drive to provide additional dwellings, an "Assessment is also needed of the scope for higher densities in appropriate locations, particularly at gateway sites into the City Centre, on arterial routes and at transport interchange areas."

Also, to enhance the role of Belfast City Centre (SFG 3), the RDS states that an "integrated approach is required for a step change in the pedestrian environment in the city centre, along arterial routes, to enhance the 'urban villages' for community living and cultural events."

Arterial Routes Strategy

Arterial Routes serve as the main transport corridors into and out of Belfast City Centre. As illustrated on Diagram 2, included for information purposes, and as referred to as part of the conceptual spatial framework for Belfast City Centre, they provide key links for communities to all city centre activities.

The Strategy formulated for Arterial Routes is intended to reflect the RDS drive to enhance Belfast City and reduce the need to travel by car. It is also intended to assist in the promotion of urban renewal throughout the City, which is of fundamental importance to the overall Belfast City Strategy.

Arterial Routes have an important role to play, not only in portraying local identity, while making a significant contribution to the overall physical appearance of the city, but also encouraging regeneration-based housing within the urban footprint closely integrated with existing and improved local services and facilities such as local shopping provision.

The Plan designates 18 Arterial Routes and designates 14 Commercial Nodes and 17 Shopping / Commercial Areas on most of these Arterial Routes, within which specific retail and office development policies, as set out in the Strategic Plan Framework in Part 3, Volume 1 of the Plan, will apply, intended to promote appropriate scale local facilities to service adjacent local communities.

The Plan also sets additional building heights requirements for development within designated Commercial Nodes to encourage higher density land use close to public transport routes.

The designated Commercial Nodes are also designated as Areas of Parking Restraint to restrain long-stay commuter parking.

Complementary policies relating to retail and office proposals along Arterial Routes and within either Commercial Nodes or Shopping/Commercial Areas are contained in the Strategic Plan Framework in Part 3, Volume 1, of the Plan.

The designations specific to Arterial Routes are shown on Map Nos. 4/001 to 4/004 – Belfast City and are also identified in Diagram 2 – Arterial Routes.

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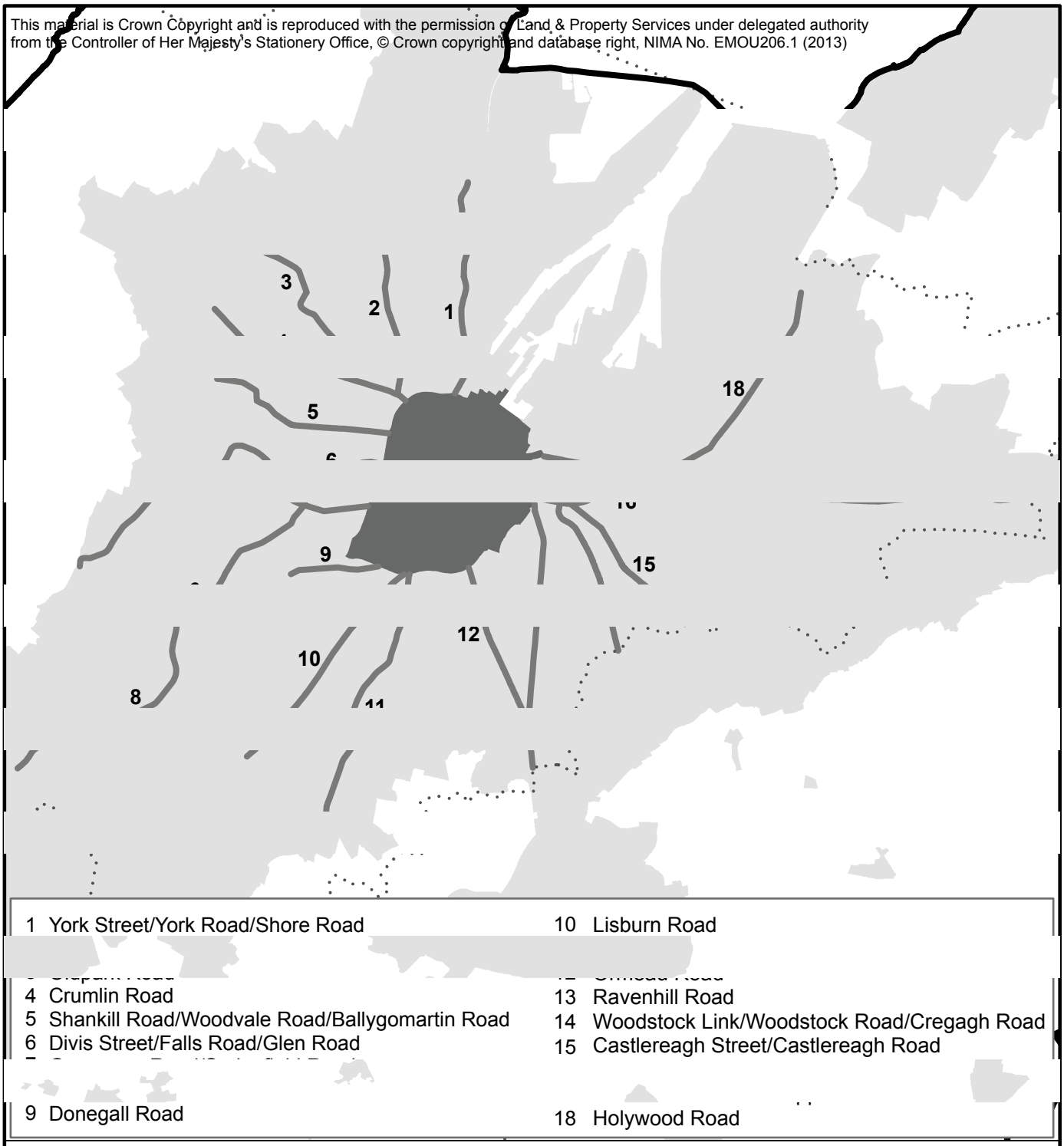


1 York Street/York Road/Shore Road
10 Lisburn Road
4 Crumlin Road
13 Ravenhill Road
5 Shankill Road/Woodvale Road/Ballygomartin Road
14 Woodstock Link/Woodstock Road/Cregagh Road
6 Divis Street/Falls Road/Glen Road
15 Castlereagh Street/Castlereagh Road
9 Donegall Road
18 Holywood Road

Belfast Metropolitan Area Plan 2015

Diagram 2 - Arterial Routes

Plan Area boundary

Council boundary

Plan Area Settlement

Belfast City Centre

Arterial Route

0 1 2 Kilometres

N

Designation AR 01

Arterial Routes

The following Arterial Routes are designated in Belfast City as identified on Map Nos. 4/001-4/004 – Belfast City:-

AR 01/01	York Street / York Road / Shore Road
AR 01/02	Antrim Road
AR 01/03	Oldpark Road
AR 01/04	Crumlin Road
AR 01/05	Shankill Road / Woodvale Road / Ballygomartin Road
AR 01/06	Divis Street / Falls Road / Glen Road
AR 01/07	Grosvenor Road / Springfield Road
AR 01/08	Andersonstown Road / Stewartstown Road
AR 01/09	Donegall Road
AR 01/10	Lisburn Road
AR 01/11	University Road / Malone Road
AR 01/12	Ormeau Road
AR 01/13	Ravenhill Road
AR 01/14	Woodstock Link / Woodstock Road / Cregagh Road
AR 01/15	Castlereagh Street / Castlereagh Road
AR 01/16	Albertbridge Road
AR 01/17	Newtownards Road / Upper Newtownards Road
AR 01/18	Holywood Road

The Department wishes to encourage restoration of the built frontage along Arterial Routes through the development of vacant gap sites.

In general terms, new development along these roads should be based on the following principles:-

- There should be continuous frontages which maximise the opportunities to animate the street. Development should form an edge with the street and follow a common building line without major setbacks;
- There should be a robust and adaptable urban form. To help achieve this there should be a fine grain of development whereby large development parcels are broken down into smaller units;
- Building height and massing should be appropriate to the scale of the street. Higher densities of development may be required within designated commercial nodes along these routes, particularly for sites well-served by public transport; and
- The routes should be clearly identifiable with a distinctive image, which responds to the particular contextual characteristics.

Designation AR 02

Commercial Nodes and Areas of Parking Restraint on Arterial Routes

The following Commercial Nodes on the Arterial Routes in Belfast are designated as identified on Map Nos. 4/001 to 4/004 – Belfast City:-

AR 02/01	York Road / Limestone Road Junction
AR 02/02	Antrim Road / Limestone Road Junction

AR 02/03	Antrim Road / Crumlin Road Junction (Carlisle Circus)
AR 02/04	Crumlin Road / Oldpark Road / Agnes Street Junction
AR 02/05	Crumlin Road / Woodvale Road Junction (Ardoyne shopping area)
AR 02/06	Shankill Road / Lanark Way Junction
AR 02/07	Shankill Road / Agnes Street / Northumberland Street Junction
AR 02/08	Falls Road / Springfield Road Junction
AR 02/09	Woodstock Road / Beersbridge Road Junction
AR 02/10	Albertbridge Road / Castlereagh Street Junction
AR 02/11	Castlereagh Road / Castlereagh Street / Beersbridge Road Junction (John Long's Corner)
AR 02/12	Albertbridge Road / Newtownards Road / Holywood Road / Upper Newtownards Road Junction
AR 02/13	Holywood Road / Belmont Road Junction (Gelston's Corner)
AR 02/14	Upper Newtownards Road / Sandown Road Junction (Ballyhackamore)

These Commercial Nodes are also designated as Areas of Parking Restraint.

Policy R 4 in Part 3, Volume 1, of the Plan sets out the policy for retail development within designated Commercial Nodes.

Policy OF 2 in Part 3, Volume 1, of the Plan sets out the policy for office development within Commercial Nodes. These policies will assist in the regeneration of the arterial routes and provide a wider range of facilities and employment opportunities close to adjacent residential communities.

Parking Policy within Areas of Parking Restraint is set out in Policy TRAN 1 in Part 3, Volume 1, of the Plan. Outside Commercial Nodes, parking standards on Arterial Routes will be applied in accordance with prevailing regional planning policy.,

Policy AR 02

Commercial Nodes Building Heights

Proposals for new development within designated Commercial Nodes on designated Arterial Routes will only be permitted where the heights of new buildings fall within the minimum and maximum heights as set out below:-

Node	Minimum Building Height	Maximum Building Height
AR 02/01	4 storeys	6 storeys
AR 02/02	3 storeys	4 storeys
AR 02/03	3 storeys	4 storeys
AR 02/04	3 storeys	4 storeys
AR 02/05	3 storeys	4 storeys
AR 02/06	3 storeys	4 storeys
AR 02/07	3 storeys	5 storeys
AR 02/08	3 storeys	4 storeys
AR 02/09	3 storeys	4 storeys
AR 02/10	3 storeys	5 storeys
AR 02/11	3 storeys	4 storeys
AR 02/12	3 storeys	4/5 storeys

AR 02/13	3 storeys	4 storeys
AR 02/14	2 storeys	3 storeys

Designation AR 03

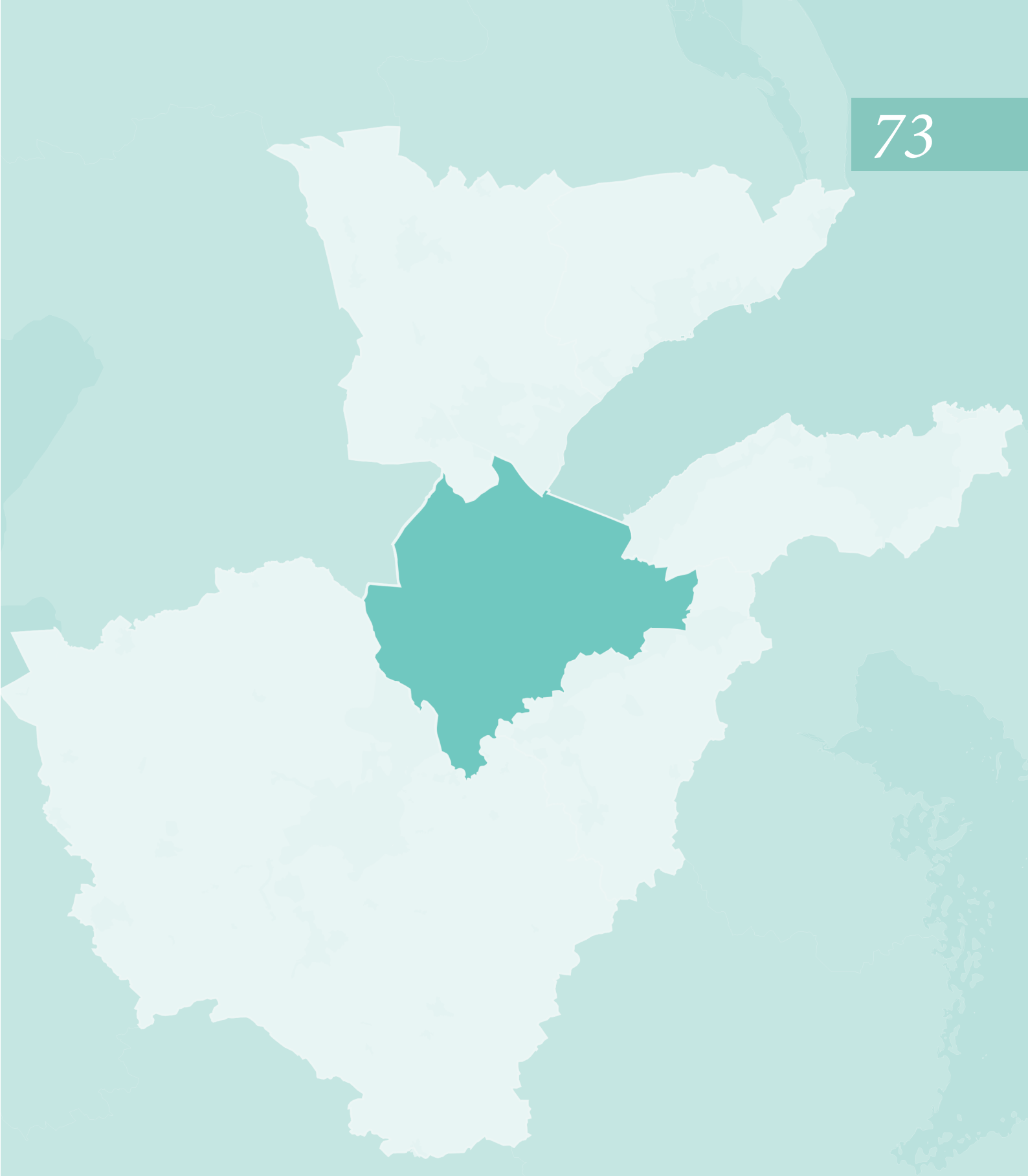
Shopping/Commercial Areas on Arterial Routes

Shopping/Commercial Areas are designated on the following Arterial Routes in Belfast as identified on Map Nos. 4/001 to 4/004 – Belfast City:-

AR 03/01	Albertbridge Road
AR 03/02	Andersonstown Road
AR 03/03	Antrim Road
AR 03/04	Castlereagh Road
AR 03/05	Cregagh Road/Woodstock Road
AR 03/06	Crumlin Road/Oldpark Road
AR 03/07	Donegall Road
AR 03/08	Falls Road/Divis Street
AR 03/09	Grosvenor Road/Springfield Road
AR 03/10	Holywood Road
AR 03/11	Lisburn Road
AR 03/12	Newtownards Road/ Upper Newtownards Road
AR 03/13	Ormeau Road
AR 03/14	Shankill Road/Woodvale Road
AR 03/15	York Street/York Road/Shore Road
AR 03/16	Ravenhill Road
AR 03/17	Malone Road

Policy R 4 in Part 3 of the Plan sets out the policy for retail development within designated shopping/ commercial areas.

Policy OF 3 in Part 3 of the Plan sets out the policy for office development within designated shopping commercial areas.



Outer Belfast City

Part 4 Volume 2

Outer Belfast City

Earlier in this Belfast District Proposals Volume, Belfast City as a whole is addressed in regard to its 'Background', 'Regional Development Strategy Context', 'Strategic Vision and Framework' and the 'Planning Actions' of the Belfast City Strategy which seek to achieve this Vision.

That is followed by details for the 'City Centre', 'Belfast Harbour Area' and 'Arterial Routes'. The residual part of Belfast City, hereafter referred to as Outer Belfast City, comprises the remainder of Belfast City outside the City Centre, Belfast Harbour Area and Arterial Routes. It also excludes the Rural Area and the Lagan Valley Regional Park. This section is structured to detail its Plan components by planning subject. Some specific Plan Proposals refer to locations which lie outside Outer Belfast City.

The Outer Belfast City Strategy is founded on the 'Strategic Vision and Framework' for the whole City and also has regard to its overall Background and Framework and Regional Development Strategy Context. The Plan Proposals which follow are those which together with the corresponding Plan Proposals specific to the City Centre, Belfast Harbour Area and Arterial Routes seek to achieve this overall Strategic Vision.

Designation BT 001

Metropolitan Development Limit (Belfast)

A portion of the Metropolitan Development Limit is designated in Belfast City Council area as identified on Map Nos. 4/001 to 4/004 – Belfast City.

The Metropolitan Development Limit relates to the entire Contiguous Development Zone and, in addition to the portion in Belfast District, it extends into the neighbouring Council areas of Castlereagh, Newtownabbey, North Down and Lisburn.

The portion of the Metropolitan Development Limit within Belfast is designated in order to support the concept of a compact city and maintain a sustainable urban renaissance. A compact urban area will assist in maximising the use of existing infrastructure and resources, reducing the growth in commuting, supporting more effective public transport and reversing the population drift from the Belfast City Council area.

The Limit is designated to prevent further suburban sprawl and urban impingement on the open countryside between the City and surrounding settlements, and to protect the City's magnificent natural setting which limits the opportunities for outward expansion of the City.

Within the City Council area generally, the development limit as previously set by the BUAP 2001 is retained with a small number of amendments, including an extension at Whiterock.

HOUSING

The Plan zones approximately 310 hectares of land for housing in Belfast City within the Plan period, including sites within Belfast City Centre. Approximately 11 hectares of this are specifically zoned for social housing as identified by the Housing Needs Assessment carried out by the Northern Ireland Housing Executive (NIHE). In addition, the key site requirements for Titanic Quarter (see Belfast Harbour Area section) specify the provision of a minimum of 3,500 dwellings, of which 10-15% shall be developed for social housing and the key site requirements for a mixed use site at Monagh Bypass/ Upper Springfield Road (see Employment section) specify a minimum of 50% of the dwellings to be social housing.

Sites are selected to allow for the efficient use of land within the urban footprint, to provide choice in the housing market and to include existing commitments. Other factors influencing site selection include access to public transport, and the need to minimise any detrimental impact on the environment.

Land zoned for housing will be developed in accordance with prevailing regional planning policy and with relevant Plan Proposals, including key site requirements where stipulated. These may include access/infrastructure requirements, protection or enhancement of nature conservation interests, landscaping, provision for walking and/or cycling, local neighbourhood facilities and other site-specific requirements.

Housing Zonings

Housing sites within Belfast District, including those identified for social housing, are categorised by North Belfast (NB), West Belfast (WB), South Belfast (SB), and East Belfast (EB) and are referenced accordingly.

These housing sites are identified on Map Nos. 4/001 to 4/004 - Belfast City.

North Belfast

The following sites are zoned for housing and complete at 31 July 2011.

Zoning NB 02

Housing
Committed Housing Sites
Built

The following sites are zoned for housing as identified on Map No. 4/001 – Belfast City.

Reference	Address	Hectares
NB 02/01	Clifton Courtyard, off Oldpark Road	0.30
NB 02/02	Berwick Road and Glenbryn Park	0.31
NB 02/03	199-215 Berwick Road	0.22
NB 02/04	Antrim Road Plaza	0.27
NB 02/05	Alliance Drive and Alliance Parade	0.27
NB 02/06	39a-39q Ardoyne Road	0.26
NB 02/07	23-45 Old Throne Park, off Whitewell Road	0.40
NB 02/08	Victoria Parade and North Queen Street	0.31
NB 02/09	Ardoyne Road and Wheatfield Drive	0.40
NB 02/10	Spamount Street and Meadow Place	0.23
NB 02/11	Gardenmore and Old Cavehill Road	0.43
NB 02/12	Thorburn Park and Thorburn Road	1.27
NB 02/13	Alliance Road	0.44
NB 02/14	Cliftonville Road, Cliftonpark Court and Cliftonpark Avenue	0.41
NB 02/15	Rosewood Street, Century Street, Yarrow Street and Albertville Drive	0.47
NB 02/16	Wheatfield Drive and Wheatfield Court	0.39
NB 02/17	Camberwell Court, off Limestone Road	0.55
NB 02/18	Torrens Drive and Torrens Crescent	0.48
NB 02/19	Rosewood Street and Yarrow Court	0.53
NB 02/20	Whitewell Court and Whitewell Road	0.56

NB 02/21	Arosa Park, Arosa Crescent, Arosa Parade and York Road	0.97
NB 02/22	Manor Close	0.92
NB 02/23	Hillman Court, Hillman Close, Spamount Street, Hillman Street and North Queen Street	0.83
NB 02/24	Buttermilk Loney and Ballysillan Park	1.04
NB 02/25	Horizon Buildings, off Shore Road	0.64
NB 02/26	Rosapenna Street, Rosevale Street, Roseleigh Street, Manor Street and Harcourt Drive	1.02
NB 02/27	Northview and Northview Manor	1.25
NB 02/28	Flax Street and Prospect Park	1.28
NB 02/29	Mill Avenue and Wolfhill Gardens	1.84
NB 02/30	Fife Street, Ayr Street, York Road, Glasgow Street, Ritchie Street and Ivan Street	1.89
NB 02/31	Downview Drive, Ben Eden Park/Avenue/ Court and Green	2.19
NB 02/32	Antrim Road and Old Cavehill Road	0.13
NB 02/33	19-21 Cliftonville Road	0.14
NB 02/34	2 Chichester Park North	0.20
NB 02/35	Cliftonville Court, off Cliftonville Road	0.23
NB 02/36	1a-11 Deerpark Grove	0.22
NB 02/37	Catherine Court, off Whitewell Road	0.64
NB 02/38	Rosebank Apartments, 22 Flax Street	0.11
NB 02/39	Grove Court, off York Road	0.29
NB 02/40	Torrens Road, Torrens Drive, Torrens Crescent, Torrens Avenue and Havana Way	1.03
NB 02/41	Fortwilliam Demesne	2.05
NB 02/42	Dunmore Court/Place/ Mews/Avenue/Park and Alexandra Park Avenue	3.95
NB 02/43	16-18 Woodland Avenue	0.13
NB 02/44	Junction of Glencoe Park and Antrim Road	0.24
NB 02/45	77-103 Glenbryn Park	0.31
NB 02/46	Deerpark Mews, off Deerpark Road	0.33
NB 02/47	Herbert Street and Flax Street	0.30
NB 02/48	Ardglen Place	1.23
NB 02/49	Weavershill Road/ Mews/Court and Square, Ligoniel Road	1.56
NB 02/50	Land at Glenbryn Park and Glenbryn Drive	0.91
NB 02/51	14-28 Halliday's Road, off Antrim Road	0.15

NB 02/52	St James's Street and St James's Mews, off Antrim Road	0.60
NB 02/53	Lepper Street, Spamount Street and Fortfield Place	0.51
NB 02/54	Land north east of 211-227 Oldpark Road	0.32
NB 02/55	199-221 Whitewell Road	0.45
NB 02/56	47-79 York Road and Ivan Close	0.52
NB 02/57	Deacon Street, Crosscollyer Street, Mountcollyer Street and Glencollyer Street	0.90
NB 02/58	Antrim Close, Antrim Mews and 454 Antrim Road	1.21
NB 02/59	Jamaica Court and Jamaica Street	1.28
NB 02/60	70-84 Jamaica Street	0.19

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning NB 03

Housing
Committed Housing Sites
Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map No. 4/001 – Belfast City.

Reference	Address	Hectares
NB 03/01	Land adjacent to 88 Duncairn Gardens	0.10
NB 03/02	Castleview, 761 Antrim Road	0.15
NB 03/03	Land at Kinnaird Terrace	0.13
NB 03/04	Loughview Home, 68 Fortwilliam Park	0.21
NB 03/05	Land between Antrim Road, Waterloo Park and Innisfayle Park	1.21
NB 03/06	Wolfhill Manor	1.50
NB 03/07	57-59 Squire's Hill Road and Squire's View	1.89
NB 03/08	Land adjacent to The Wolfhill Centre at Ligoniel Road and Mill Valley Housing Development	5.41
NB 03/09	Land at Alliance Road between Glenbryn Park and Glenbryn Parade	0.40
NB 03/10	Land at Glenbryn Park including 2-8, 1-9 and Glenbryn Drive	1.75
NB 03/11	Thornbury Housing Development	4.97
NB 03/12	Land between Thornbury Development and Mill Valley Development	13.07
NB 03/13	Mountcollyer Street, Glencollyer Street and 12-28, 25-37 Crosscollyer Street	0.98
NB 03/14	Land at 17 Somerton Road	0.20

NB 03/15	Land at Mill Valley Road, Ligoniel Road	2.87

The following sites are zoned for housing and are uncommitted at 31 July 2011.

Zoning NB 04

Housing
Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map No. 4/001 – Belfast City.

Reference	Address	Hectares
NB 04/01	11a-13a Glenhurst Drive and Glenhurst Court	0.43
NB 04/02	Land between Antrim Road and Floral Park	0.28
NB 04/03	Land between 8a and 16 Bristol Avenue	0.10
NB 04/04	Land at the junction of Gray's Lane and Shore Road	0.11
NB 04/05	Land at the junction of Cliftonpark Avenue and Avoca Street	0.12
NB 04/06	Land at the junction of Crumlin Road, Oldpark Road and Cliftonpark Avenue	0.15
NB 04/07	To the rear of 35-41 Ashley Gardens	0.12
NB 04/08	Land at the junction of Crumlin Road and Cliftonpark Avenue	0.21
NB 04/09	Land adjacent to Greencastle Place, Shore Road	0.25
NB 04/10	Land between Esther Street and North Queen Street	0.25
NB 04/11	Land at Glenbryn Park	0.43
NB 04/12	Land south of Ashdene Drive	0.57
NB 04/13	Land at the junction of Alliance Gardens and Drive	0.79
NB 04/14	Land to the south of Mill Valley Place	0.42
NB 04/15	Land at Marmount Gardens	4.62
NB 04/16	Land adjacent to Oakmount Drive off Shore Road	1.24

Key site requirements are specified for the following zonings:

Zoning NB 04/12

Housing
Land south of Ashdene Drive

0.57 hectares of land are zoned for housing at Ashdene Drive/Ashfield Court as identified on Map No. 4/001 – Belfast City.

Key Site Requirement:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare.

A foul sewage pumping station may be required to serve this site.

There is no existing storm drainage system adjacent to the site.

Zoning NB 04/13

Housing
Land at the junction of Alliance Gardens and Alliance Drive

0.79 hectares of land are zoned for housing at Alliance Drive/Alliance Gardens as identified on Map No. 4/001 – Belfast City.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 25 dwellings per hectare; and
- Development shall maintain the existing street pattern and be designed to ensure that dwellings front onto Alliance Drive and Alliance Gardens.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to this site.

Detailed consultation with Rivers Agency, DARD, will be required.

Zoning NB 04/14

Housing
Land to the south of Mill Valley Place Ligoniel Road

0.42 hectares of land are zoned for housing at Mill Valley Place as identified on Map No. 4/001 – Belfast City.

Key Site Requirement:-

- An 8-10 metres wide landscape buffer of trees and hedges of native species shall be provided entirely within and adjacent to the Belfast City Development Limit, along the north-western and south-western boundary of the site and outside the curtilage of any dwelling. This is to provide screening for the development and help assimilate and soften its impact on the countryside. Details of establishment, maintenance and long term management shall be formally agreed with the Department.

Zoning NB 04/15

Housing
Land at Marmount Gardens

4.62 hectares of land are zoned for housing at Marmount Gardens as identified on Map No. 4/001 – Belfast City.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare; and
- A minimum of 28 housing units shall be provided for social housing.

Social Housing

The following sites are zoned for social housing.

Zoning NB 04

Social Housing

The following sites are zoned for social housing as identified on Map No. 4/001 – Belfast City.

Reference	Address	Hectares
NB 04/17	Parkend Street, Clanchattan Street and 3-27 Parkside Gardens	0.55
NB 04/18	Site adjacent to 199 Whitewell Road	0.29
NB 04/19	452 Antrim Road	0.21

NB 04/20	Site at Skegoneill Avenue and Fortwilliam Parade	1.92

In total the Plan has zoned the following sites to contribute toward meeting social housing need in North Belfast.

Housing

Social Housing

Reference	Address	Hectares
NB 02/29	Mill Avenue and Wolfhill Gardens	1.84
NB 02/40	Torrens Road/Drive/ Crescent/Avenue and Havana Way	1.03
NB 02/47	Herbert Street and Flax Street	0.30
NB 02/48	Ardglen Place	1.23
NB 02/49	Weavershill Road, Mews, Court and Square, Ligoniel Road	1.56
NB 02/50	Glenbryn Park and Drive	0.91
NB 02/52	St James's Street and Mews, off Antrim Road	0.60
NB 02/53	Lepper Street, Spamount Street and Fortfield Place	0.51
NB 02/54	Lands north east of 211-227 Old Park Road	0.32
NB 02/55	199-221 Whitewell Road	0.45
NB 02/56	47-79 York Road and Ivan Close	0.52
NB 02/57	Deacon Street, Crosscollyer Street, Mountcollyer Street and Glencollyer Street	0.90
NB 02/58	Antrim Close/Mews and 454 Antrim Road	1.21
NB 02/60	70-84 Jamaica Street	0.19
NB 03/03	Land at Kinnaird Terrace	0.13
NB 03/10	Land at Glenbryn Park including 2-8, 1-9 and Glenbryn Drive	1.75
NB 03/12	Land between Thornbury Development and Mill Valley Development	13.07
NB 03/13	Mountcollyer Street, Glencollyer Street and 12-28, 25 – 37 Crosscollyer Street	0.98
NB 03/14	Land at 17 Somerton Road	0.20
NB 04/17	Parkend Street, Clanchattan Street and 3-27 Parkside Gardens	0.55
NB 04/18	Land adjacent to 199 Whitewell Road	0.29
NB 04/19	454 Antrim Road	0.21
NB 04/20	Land at Skegoneill Avenue and Fortwilliam Parade	1.92
Total		30.67

Key site requirements have been attached to the following site to contribute toward meeting social housing need in North Belfast.

Site Ref	Address	No. of Units
NB 04/15	Land at Marmount Gardens	Min 28

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

West Belfast

The following sites are zoned for housing and complete at 31 July 2011.

Zoning WB 02

Housing
Committed Housing Sites
Built

The following sites are zoned for housing as identified on Map Nos. 4/001 and 4/003 – Belfast City

Reference	Address	Hectares
WB 02/01	Avoca Close and 1 Avoca Manor, off Springfield Road	0.26
WB 02/02	Castlewood Manor, off Finaghy Road North	0.18
WB 02/03	9-15 Avoca Manor	0.23
WB 02/04	Riverside Mews, off Suffolk Road	0.23
WB 02/05	99-103 Andersonstown Road	0.23
WB 02/06	Stewartstown Avenue and Stewartstown Road	0.23
WB 02/07	159-161a Andersonstown Road	0.27
WB 02/08	Hopewell Avenue and Agnes Street	0.27
WB 02/09	Brighton Street, off Falls Road	0.28
WB 02/10	Conor Close and Stewartstown Road	0.32
WB 02/11	Edenbrook Close, Cambrai Street and Sydney Street West	0.58
WB 02/12	Andrews Court, off Woodvale Road	0.4
WB 02/13	Cullingtree Fold and 28 Falls Road	0.41
WB 02/14	14-16 Old Suffolk Road	0.41
WB 02/15	Sliabh Mor Heights	0.32
WB 02/16	Lyndhurst Development	8.75
WB 02/17	St. Peter's Close, Christian Place, St. Peter's Court, Albert Street	0.62
WB 02/18	Owenvale Mews, off Springfield Park	0.13
WB 02/19	Kirk Crescent, Kirk Street and Forth Parade	0.77
WB 02/20	Larkspur Rise, off Suffolk Road	0.71
WB 02/21	Westway Hill, off Westway Crescent	0.86
WB 02/22	Mayo Link, Mayo Park and Ainsworth Avenue, off Lanark Way	0.97
WB 02/23	Springfield Road, Springfield Meadows and Isadore Avenue	1.06

WB 02/24	Beechmount Gardens, Beechmount Grove and Beechmount Pass	1.45
WB 02/25	Crumlin Road, Agnes Street and Lyle Court	0.58
WB 02/26	Land at Crumlin Road, Old Lodge Road and Glentilt Street	0.45
WB 02/27	St. Mary's Gardens and 96-100 Clowney Street	1.07
WB 02/28	Cluain Mor Drive, Cluain Mor Avenue, Iris Walk and Springfield Avenue	0.99
WB 02/29	Nelson Court, Canmore Street, Nelson Square and Mountjoy Street	1.63
WB 02/30	Tudor Place, Crumlin Road, Snugville Street, Tudor Grove, Crimea Street, Daisyfield Street, Hazelfield Street, Rusholme Street, Rusholme Walk and Upper Glenfarne Street	1.97
WB 02/31	Airfield Heights, off Glen Road	2.31
WB 02/32	Mayfield Square, off Black's Road	2.25
WB 02/33	Tennent Street, Sydney Street West, Bowness Street, Keswick Street, Silvio Street, Upper Charleville Street, Raleigh Street and Snugville Street	2.45
WB 02/34	Meadowhill Development	3.24
WB 02/35	Kashmir Road, Bantry Street, Oranmore Street, Springfield Road, Dunmore Street and Clonard Gardens	1.89
WB 02/36	Site at junction of Stockman's Lane and Stockman's Avenue	0.14
WB 02/37	157 Glen Road	0.12
WB 02/38	Geoffrey Street and Tennent Street	0.13
WB 02/39	Cambrai Cottages and Cambrai Street	0.27
WB 02/40	Fruithill Park, off Andersonstown Road	0.29
WB 02/41	Cupar Way and site adjacent to 99 Lawnbrook Avenue	0.29
WB 02/42	Fruithill Court and Fruithill Park, off Andersonstown Road	0.34
WB 02/43	McCallum Court, Woodvale Road	0.38
WB 02/44	Riverview Ridge, Old Suffolk Road	0.33
WB 02/45	Malcomson Street, Springfield Road and Spring Meadow	0.51
WB 02/46	Beechmount Pass, Beechmount Walk, Beechmount Grove and Beechmount Link	1.64
WB 02/47	St. Anne's Development, off Black's Road	3.62
WB 02/48	Site at 372 Falls Road and La Salle Park	0.09

WB 02/49	Springfield Heights, off Moyard Park	0.37
WB 02/50	Old Suffolk Road and Riverview Meadows	0.59
WB 02/51	Odessa Street and Ross Mill Avenue, off Clonard Street	1.18
WB 02/52	Ainsworth Avenue, Bainesmore Drive, Dunmoyle Street, Belair Street, March Street and Kirk Street	2.07
WB 02/53	Derryveagh Development, 74-80 Horn Drive and Suffolk Road	3.07
WB 02/54	Sliabh Dubh View Development, off Springfield Road	4.89
WB 02/55	Heath Lodge Development, off Lyndhurst Crescent	5.96
WB 02/56	Norfolk Grove to the North of St Matthias's RC Church	0.16
WB 02/57	Springfield Road, Violet Street and Cavendish Square	0.14
WB 02/58	Springfield Road, Colinpark Street, Colinward Street	0.23
WB 02/59	79-93 Ardmonagh Gardens	0.17
WB 02/60	Whiterock Road and Whiterock Grove	0.22
WB 02/61	Lawnbrook Development, off Lawnbrook Avenue	0.70
WB 02/62	Waterville Street, St. Gall's Avenue and site at the junction of St. Gall's Avenue, Conway Street and Conway Place	1.23
WB 02/63	Shanvis Court at the junction of Percy Street and Beverley Street	0.23
WB 02/64	Percy Street, Divis Street and site at the junction of Ardmoulin Street and Divis Street	0.23
WB 02/65	Bray Street and Rathlin Street	0.24
WB 02/66	Millennium Way, Forfar Street, Forfar Lane and Forfar Way	0.34
WB 02/67	Edenderry Close, Sydney Street West and Tennent Street	0.32
WB 02/68	Shaw's Road, Shaw's Close and Rossnareen Park	0.34
WB 02/69	Westrock Mews and Westrock Grove	0.37
WB 02/70	Springhill Drive, Springhill Grove and Corpus Christi RC Church	0.77
WB 02/71	Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road	0.88
WB 02/72	Beechmount Walk, Beechmount Grove, Beechmount and Beechmount Pass	0.79
WB 02/73	Crumlin Road, Baden Powell Street and Snugville Street	0.68

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning WB 03

Housing
Committed Housing Sites
Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map Nos. 4/001 and 4/003 – Belfast City.

Reference	Address	Hectares
WB 03/01	124-126 Crumlin Road	0.04
WB 03/02	Land at junction of Crumlin Road and Agnes Street	0.17
WB 03/03	Land at the junction of Blackstaff Road and Kennedy Way	0.17
WB 03/04	Dunmisk Walk, off Dunmisk Park	0.53
WB 03/05	Land between Forth River Primary School, Mountainview Parade and Ingledale Park	5.65
WB 03/06	Land adjacent to Woodland Grange, Ladybrook Park and M1 Motorway	2.85
WB 03/07	Land between 11 Whiterock Grove and 93 Ardmonagh Gardens	0.19
WB 03/08	Land between North Howard Street, First Street, Third Street and Argyle Street	0.95
WB 03/09	Land to the rear of Westway Hill and Lyndhurst View Avenue	2.14
WB 03/10	Land North West of Ballygomartin Road and adjacent to Highgrove Meadow	3.35
WB 03/11	166-194 Woodvale Road	0.21

The following sites are zoned for housing and are uncommitted at 31 July 2011.

Zoning WB 04

Housing
Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map Nos. 4/001 and 4/003 – Belfast City

Reference	Address	Hectares
WB 04/01	Land adjacent and to the rear of 11 Ballygomartin Road	0.14
WB 04/02	Land at Somerdale Park	0.59
WB 04/03	Land to the north of Heath Lodge Drive	0.24
WB 04/04	Land between West Circular Road and Ballygomartin Road, either side of Forth River	7.80
WB 04/05	Land adjacent to 67 Roden Street	0.12

WB 04/06	Land adjacent and to the rear of 12 and 14 Abbeydale Park, off Crumlin Road	0.14
WB 04/07	Land at Gortfin and Oakman Street	0.19
WB 04/08	Land between Suffolk Road and Colin River, adjacent to 4 Riverside Mews	0.28
WB 04/09	Land between Kennedy Way and Stockman's Crescent	0.32
WB 04/10	Land to rear of 127-133 Andersonstown Road	0.29
WB 04/11	Land between Glen Road, Glencolin Rise, Glencolin Grove, Meadowhill and Glen Road Heights	12.64

Key site requirements are specified for the following zonings:

Zoning WB 04/04

Housing
Land between West Circular Road and Ballygomartin Road, either side of Forth River

7.8 hectares of land are zoned for housing at Ballygomartin Road as identified on Map No. 4/001 – Belfast City.

Key Site Requirements:-

- A Concept Statement to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- Housing development shall be a minimum gross density of 25 dwellings per hectare;
- Access shall be from West Circular Road and Ballygomartin Road;
- Development shall be excluded from a landscaped corridor associated with the Forth River which traverses the site and is part of the designated Forth River / Glencairn / Ligoniel Community Greenway, Ref. BT 147/02, (Map No. 4/001). The boundary of this landscape corridor shall be identified in the submitted Concept Statement and agreed with the Department. This shall form part of the required Open Space provision for the development; and
- Public access to the landscaped corridor shall be provided with arrangements made and agreed with the Department for the management and maintenance of the landscape amenity of this area.

A foul sewage pumping station may be required to serve the site.

Discharge to existing sewers from any new development may be limited.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located with and adjacent to this site.

Detailed consultation with Health and Environmental Services Department, Belfast City Council, will be required.

Zoning WB 04/11

Housing
Land between Glen Road, Glencolin Rise, Glencolin Grove, Meadowhill and Glen Road Heights

12.64 hectares of land are zoned for housing at Glen Road as identified on Map No. 4/003 – Belfast City.

Key Site Requirements:-

- A Concept Statement to facilitate the comprehensive development of the site shall be submitted to and agreed with the Department;
- A minimum of 240 dwellings shall be provided for social housing; and
- Access shall be agreed with DRD Roads Service and the following improvement shall be required:-
  - An improved right turn pocket, which may require third party land, shall be required on Glen Road into Glencolin Drive.

Detailed consultation with Northern Ireland Water will be required as its infrastructure is located within and adjacent to this site.

Social Housing

The following sites are zoned for social housing.

Zoning WB 04

Social Housing

The following sites are zoned for social housing as identified on Map Nos. 4/001 and 4/003 – Belfast City.

Reference	Address	Hectares
WB 04/12	Land at the junction of Forthriver Way and Forthriver Crescent	0.36
WB 04/13	Site between Westrock Mews, Westrock Square and Corpus Christi College	0.27
WB 04/14	Land to the west of New Barnsley Crescent, Whiterock Road	1.51

Key Site Requirements are specified for the following zoning:

Zoning WB 04/14

Social Housing
Land to the west of New Barnsley Crescent, Whiterock Road

1.51 hectares of land are zoned for social housing at Whiterock Road as identified on Map No. 4/003 – Belfast City.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare; and
- Access shall be from Whiterock Road and the following improvements shall be required:-

- Widening of Whiterock Road along the site frontage and provision of associated footway linkages.

Detailed consultation with Rivers Agency, DARD, will be required.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to this site.

In total the Plan has zoned the following sites to contribute toward meeting social housing need in West Belfast.

Housing

Social Housing

Reference	Address	Hectares
WB 02/38	Geoffrey Street and Tennent Street	0.13
WB 02/39	Cambrai Cottages and Cambrai Street	0.27
WB 02/45	Malcomson Street, Springfield Road and Spring Meadow	0.51
WB 02/52	Ainsworth Avenue, Bainesmore Drive, Dunmoyle Street, Belair Street, March Street and Kirk Street	2.07
WB 02/53	Derryveagh Development, 74-80 Horn Drive and Suffolk Road	3.07
WB 02/54	Sliabh Dubh View Development, off Springfield Road	4.89
WB 02/57	Springfield Road, Violet Street and Cavendish Square	0.14
WB 02/58	Springfield Road, Colinpark Street, Colinward Street	0.23
WB 02/59	79-93 Ardmonagh Gardens	0.17
WB 02/60	Whiterock Road and Whiterock Grove	0.22
WB 02/62	Waterville Street, St. Gall's Avenue and site at the junction of St. Gall's Avenue, Conway Street and Conway Place	1.23
WB 02/63	Shanvis Court at the junction of Percy Street and Beverley Street	0.23
WB 02/64	Percy Street, Divis Street and site at the junction of Ardmoulin Street and Divis Street	0.23
WB 02/65	Bray Street and Rathlin Street	0.24
WB 02/66	Millennium Way, Forfar Street, Forfar Lane and Forfar Way	0.34
WB 02/67	Edenderry Close, Sydney Street West and Tennent Street	0.32
WB 02/68	Shaw's Road, Shaw's Close and Rossnareen Park	0.34
WB 02/69	Westrock Mews and Westrock Grove	0.37
WB 02/70	Springhill Drive, Springhill Grove and Corpus Christi RC Church	0.77

WB 02/71	Devonshire Street, Devonshire Way, Close and Place, Albert Court and Cullingtree Road	0.88
WB 02/72	Beechmount Walk, Beechmount Grove, Beechmount and Beechmount Pass	0.79
WB 02/73	Crumlin Road, Baden Powell Street and Snugville Street	0.68
WB 03/05	Land between Forth River Primary School, Mountainview Parade and Ingledale Park	5.65
WB 03/11	166-194 Woodvale Road	0.21
WB 04/12	Land at the junction of Forthriver Way and Forthriver Crescent	0.36
WB 04/13	Site between Westrock Mews, Westrock Square and Corpus Christi College	0.27
WB 04/14	Lands to the west of New Barnsley Crescent, Whiterock Road	1.51
Total		26.12

Key site requirements have been attached to the following sites to contribute toward meeting social housing need in West Belfast.

Site Ref	Address	No. of Units
WB 04/11	Site between Glen Road, Glencolin Rise, Glencolin Grove, Meadowhill and Glen Road Heights	Min 240
BT 002	Mixed Use - Land at Monagh Bypass / Upper Springfield Road	Min 300

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

South Belfast

The following sites are zoned for housing and complete at 31 July 2011.

Zoning SB 02

Housing
Committed Housing Sites
Built

The following sites are zoned for housing as identified on Map Nos. 4/003 and 4/004 – Belfast City.

Reference	Address	Hectares
SB 02/01	Roden Street and Beit Street	0.47
SB 02/02	55-57 Malone Road	0.09
SB 02/03	Lesley Plaza, 406-408 Lisburn Road	0.08
SB 02/04	1 Myrtlefield Park	0.10
SB 02/05	Donnybrook Court, off Northbrook Street	0.12
SB 02/06	Stranmillis Reach, off Stranmillis Embankment	0.12
SB 02/07	Ardmore Court at junction of Ardmore Avenue and Ormeau Road	0.13

SB 02/08	Anna Hill, 2 Annadale Avenue	0.15
SB 02/09	52 Wellington Park and 2 Wellington Park Mews	0.17
SB 02/10	1 Deramore Park South	0.15
SB 02/11	23 Ava Avenue and Elgin Court	0.19
SB 02/12	81-85 Lower Windsor Avenue	0.21
SB 02/13	St. John's Square, off Ormeau Road	0.22
SB 02/14	Locksley Lane, 110 Upper Lisburn Road	0.22
SB 02/15	Carolan Place, junction of Rossmore Drive and Carolan Road	0.06
SB 02/16	110 Cromwell Road	0.29
SB 02/17	Acorn Mill, 9a-9b Annadale Avenue	0.18
SB 02/18	Fitzwilliam Square, off Rugby Avenue	0.28
SB 02/19	Ashley Courtyard, off Fane Street	0.27
SB 02/20	South Studios, off Fane Street	0.28
SB 02/21	Bradbury Court, off Jubilee Road	0.31
SB 02/22	Rugby Square, off Rugby Parade	0.32
SB 02/23	The Cloisters, off University Avenue	0.32
SB 02/24	Regent's Wood, off Malone Road	0.44
SB 02/25	Marlborough Gate	0.46
SB 02/26	49-55 Stockman's Way	0.51
SB 02/27	Park Royal, off Lisburn Road	0.59
SB 02/28	1-43 and 2-10 St. John's Place	0.56
SB 02/29	Essex Grove, off Ormeau Road	0.66
SB 02/30	Port, Oar, Keel, Hull and Stern Buildings, Annadale Drive and Crescent	0.96
SB 02/31	Stranmillis Wharf, off Lockview Road	0.93
SB 02/32	1-33 Malone Valley Park	0.96
SB 02/33	Annadale Green, Annadale Square and Annadale Mews	1.56
SB 02/34	Danesfort, off Malone Road	2.11
SB 02/35	Land at Annadale Embankment adjacent to Wellington College	9.45
SB 02/36	50-60 Cromwell Road	0.09
SB 02/37	Annadale Avenue	0.11
SB 02/38	Artana Street, off Ormeau Road	0.13
SB 02/39	609 Ormeau Road	0.15
SB 02/40	Greenwich Mews, off Upper Lisburn Road	0.22
SB 02/41	Richview Court, off Donegall Road	0.22
SB 02/42	Adelaide Park	0.23

SB 02/43	Maldon Court, off Lemberg Street	0.24
SB 02/44	57-61 Stockman's Way	0.33
SB 02/45	Danesfort Development, off Stranmillis Road	4.24
SB 02/46	Chadwick Terrace, Great Northern Street	0.11
SB 02/47	Site at the junction of Malone Avenue and Lisburn Road	0.15
SB 02/48	12-18 Elgin Street	0.23

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning SB 03

Housing
Committed Housing Sites
Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map Nos. 4/003 and 4/004 – Belfast City.

Reference	Address	Hectares
SB 03/01	157, 159 and 173 Lisburn Road	0.12
SB 03/02	Acorn Mill, 9 Annadale Avenue	0.09
SB 03/03	Site at 46a Florenceville Avenue	0.18
SB 03/04	Adjacent to 49 Stockman's Way	0.13
SB 03/05	Site at 102 Malone Road	0.33
SB 03/06	37-43b Upper Lisburn Road	0.48
SB 03/07	Lavinia Development, off Ormeau Road between Shaftesbury Avenue and Hatfield Street	3.11
SB 03/08	McKinney House Nurses Home (Musgrave Park Hospital), Stockman's Lane	0.42
SB 03/09	Land south of Mornington and east of Hampton Park	3.52

The following sites are zoned for housing and are uncommitted at 31 July 2011.

Zoning SB 04

Housing
Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map Nos. 4/003 and 4/004 – Belfast City.

Reference	Address	Hectares
SB 04/01	Site adjacent to Good Shepherd Convent at the junction of Rossmore Drive and Carolan Road	0.18
SB 04/02	11 Annadale Avenue	0.29
SB 04/03	Site at 6 Crescent Gardens	0.09
SB 04/04	Between Kingscourt and 2 Upper Lisburn Road	0.14
SB 04/05	Site to the side and rear of Derryvolgie House, 73 Derryvolgie Avenue	0.15

SB 04/06	Site at Riddel Hall, off Stranmillis Road	0.89
SB 04/07	Peskett Centre, 2 Windsor Road	0.09
SB 04/08	14 and rear of 16 Wellington Park	0.20
SB 04/09	35 Upper Lisburn Road	0.20
SB 04/10	McKinney House Nurses Home (Musgrave Park Hospital), Stockman's Lane	0.48
SB 04/11	Land at Monarch Street	0.52

Key Site Requirements are specified for the following zonings:

Zoning SB 04/06

Housing
Site at Riddel Hall, off Stranmillis Road

0.89 hectares of land are zoned for housing at Stranmillis Road as identified on Map No. 4/004 – Belfast City.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 15 dwellings per hectare;
- Access shall be via the existing vehicular access from Stranmillis Road; and
- The development shall incorporate pedestrian access to the adjacent Stranmillis Local Landscape Policy Area (LLPA), Designation BT 138.

This site is located within Stranmillis Conservation Area, and Stranmillis LLPA, Ref. BT 138.

Detailed consultation with NIEA (Built Heritage, Natural Heritage and Landscape Architects), DOE, will be required.

Social Housing

The following sites are zoned for social housing.

Zoning SB 04

Social Housing

The following sites are zoned for social housing as identified on Map Nos. 4/003 and 4/004 – Belfast City.

Reference	Address	Hectares
SB 04/12	Site at Belfast City Hospital and 98 Fane Street	1.60
SB 04/13	Land at Knightsbridge Park, Stranmillis	1.15

Key site requirements are specified for the following zonings:

Zoning SB 04/12

Social Housing
Site at Belfast City Hospital and 98 Fane Street

1.6 hectares of land are zoned for social housing to the rear of Belfast City Hospital as identified on Map No. 4/004 – Belfast City.

Key Site Requirements:-

- Housing development shall be a minimum gross density of 30 dwellings per hectare; and
- Access shall be from Fane Street and the following improvements shall be required:-
  - Fane Street shall be realigned between Ulsterville Avenue and Dunluce Avenue to facilitate access to the site; and

- Improved access to the pedestrian footbridge over the railway line shall be provided.

Detailed consultation with Health and Environmental Services Department, Belfast City Council, will be required.

Zoning SB 04/13

Social Housing
Land at Knightsbridge Park, Stranmillis

1.15 hectares of land are zoned for social housing at Knightsbridge Park as identified on Map No. 4/003 – Belfast City.

Key Site Requirement:-

- Housing development shall be a minimum gross density of 17 dwellings per hectare and a maximum gross density of 25 dwellings per hectare.

In total the Plan has zoned the following sites to contribute toward meeting social housing need in South Belfast.

Housing

Social Housing

Reference	Address	Hectares
SB 02/01	Roden Street and Beit Street	0.47
SB 02/39	609 Ormeau Road	0.15
SB 03/01	157, 159 and 173 Lisburn Road	0.12
SB 03/07	Lavinia Development, off Ormeau Road between Shaftesbury Avenue and Hatfield Street	3.11
SB 04/12	Site at Belfast City Hospital and 98 Fane Street	1.60
SB 04/13	Land at Knightsbridge Park, Stranmillis	1.15
Total		6.6

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

East Belfast

The following sites are zoned for housing and complete at 31 July 2011.

Zoning EB 02

Housing
Committed Housing Sites
Built

The following sites are zoned for housing as identified on Map Nos. 4/002 and 4/004 – Belfast City.

Reference	Address	Hectares
EB 02/01	Palmerston Court, 85 Palmerston Road	0.09
EB 02/02	St Jude's Square	0.11
EB 02/03	5 Dundela Park	0.13
EB 02/04	Parkgate House, off Parkgate Avenue	0.15
EB 02/05	Aston Gardens and Wandsworth Parade	0.17
EB 02/06	82 Sandown Court, off Sandown Road	0.18

EB 02/07	Parkgate Place, off Parkgate Avenue	0.20
EB 02/08	Irwin Avenue and Scott's Court, Upper Newtownards Road	0.20
EB 02/09	Inverary Wood, off Inverary Drive	0.21
EB 02/10	Kensington Crescent, off Kensington Road	0.30
EB 02/11	Loopland Court	0.26
EB 02/12	Epworth Street, Haig Street, Kingswood Street	0.21
EB 02/13	Castlehill Place, off Upper Newtownards Road	0.26
EB 02/14	Yukon Street, Oval Court and McAllister Court	0.95
EB 02/15	Dundela Street and Wilgar Street	0.24
EB 02/16	The Walled Garden, off Circular Road	0.62
EB 02/17	Orby Green	0.38
EB 02/18	Barnett's Chase, off Barnett's Road	0.40
EB 02/19	Sydenham Court between Sydenham Gardens and Palmerston Road	0.44
EB 02/20	Hawthornden Lodge, off Hawthornden Road	0.46
EB 02/21	Kingsleigh, 31a/b King's Road	0.37
EB 02/22	The Courtyard, junction of Orby Link and Castlereagh Road	0.61
EB 02/23	Clandeboye Street, Epworth Street, Templemore Avenue, Castlereagh Street and Breach Close	0.57
EB 02/24	Oakleigh Park, off Ardenlee Green	0.58
EB 02/25	Ribble Street and Witham Street	0.52
EB 02/26	Langtry Court, off Templemore Avenue	0.73
EB 02/27	Linen Gardens and Linen Court, off Woodcot Avenue	0.86
EB 02/28	Gawn Street, Julia Street, Lelia Street and Pansy Street	0.65
EB 02/29	Derwent Street, Wye Street, Sark Street, Chadolly Street and Ina Street	0.10
EB 02/30	Bell Towers at junction of Ormeau Road and Ravenhill Road	1.05
EB 02/31	Strathearn Lane, off Circular Road	1.07
EB 02/32	Mill Pond Court and Avonorr Drive	0.77
EB 02/33	Donovan Parade, Knights Green and Orangefield Crescent	1.40
EB 02/34	Old Baker's Court, Ardenlee Development and Millar Street	5.63

EB 02/35	Ardgowan Street, Walker Court, Lewis Court, Euston Street and Castlereagh Road	1.52
EB 02/36	Richmond Development, off Knocknagoney Road	1.86
EB 02/37	Lewis Development, Yukon Street, Mersey Street and Severn Street	4.29
EB 02/38	Ravensdale Court and Beersbridge Road	0.10
EB 02/39	Site opposite 30-48 Richardson Street	0.11
EB 02/40	15 Connsbrook Avenue	0.09
EB 02/41	1-3 Inverary Drive	0.22
EB 02/42	Clara Road at junction of Sandown Road	0.23
EB 02/43	Site between Ormeau Road, St Jude's Parade and Raby Street	0.26
EB 02/44	Halfpenny Mews, off Grove Street East	0.26
EB 02/45	Grafton Court, off King's Road	0.26
EB 02/46	Holland Park and Sandown Road	0.28
EB 02/47	Inver Court, off Inverary Avenue	0.31
EB 02/48	Orby Chase at the junction of Orby Drive and Orby Road	0.34
EB 02/49	Harland Drive and Harland Close	0.71
EB 02/50	Ormonde Crescent, off Castlereagh Road	0.72
EB 02/51	Beersbridge Road, Grove Street East, Fashoda Street and Woodlee Court	0.98
EB 02/52	Euston Street, Newry Street, Moneyrea Street, Kingscourt Avenue, Close, Crescent and Leitrim Street	2.16
EB 02/53	Clonallon Square, off Belmont Road	0.29
EB 02/54	Ormiston Square and 210 Belmont Road	0.39
EB 02/55	Laird Park, adjacent to Knocknagoney Park	1.21
EB 02/56	Dee Street and land between Tamar Street and Pansy Street	0.10
EB 02/57	Mersey Street	0.17
EB 02/58	Euston Parade	0.11

The following sites are zoned for housing and have extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning EB 03

Housing
Committed Housing Sites
Development Ongoing/Not Started

The following sites are zoned for housing as identified on Map Nos. 4/002 and 4/004 – Belfast City.

Reference	Address	Hectares
EB 03/01	Site at The Walled Garden, off Circular Road	0.20
EB 03/02	13 Connsbrook Avenue	0.08
EB 03/03	2a-2c Summerhill Avenue, off Upper Newtownards Road	0.20
EB 03/04	Site at The Mount	0.39
EB 03/05	Site to the rear of 54-70 Parkgate Avenue	0.38
EB 03/06	Site at 8 Glenmachan Park, off Glenmachan Road	0.84
EB 03/07	Pirrie Park Manor, off Broughton Gardens	0.70
EB 03/08	Burghley Mews, off King's Road	0.95
EB 03/09	Site at 89 Knock Road and adjacent to 87 Knock Road	0.37
EB 03/10	84 Sandown Road	1.35
EB 03/11	Lacefield Development, off Upper Newtownards Road	1.76
EB 03/12	Site between Ormiston Drive and Ormiston Park, Upper Newtownards Road	0.12
EB 03/13	Between 168 and 170b Mount Merrion Avenue	0.02
EB 03/14	Site between Lower Newtownards Road, Belvoir Street and Baskin Street	0.70

The following sites are zoned for housing and are uncommitted at 31 July 2011.

Zoning EB 04

Housing
Uncommitted Housing Sites

The following sites are zoned for housing as identified on Map Nos. 4/002 and 4/004 – Belfast City.

Reference	Address	Hectares
EB 04/01	Site at The Walled Garden, off Circular Road	0.39
EB 04/02	Site between McArthur Court and Newcastle Manor	0.23
EB 04/03	Site to the rear of 37-63 Palmerston Road	0.32
EB 04/04	Site to the rear of 5-15 Finchley Park, off Old Holywood Road	0.47
EB 04/05	Site at 2a Millar Street, 18 Chesham Street and land between 15 and 17 Chesham Street	0.48
EB 04/06	Site between Dundela Avenue and Dundela Infants' Primary School	0.18

EB 04/07	Site at Cherryvalley adjacent to Cherry Tree Walk	0.26
EB 04/08	The Joss Cardwell Centre, Circular Road	0.54
EB 04/09	Land between Garnerville Drive and Finchley Vale, adjacent to Parkway	0.65
EB 04/10	Land to the rear of 5-15 Motelands, off Old Holywood Road.	0.70

Key Site Requirements are specified for the following zonings:

Zoning EB 04/08

Housing
The Joss Cardwell Centre
Holywood Road / Circular Road

0.54 hectares of land are zoned for housing at Holywood Road / Circular Road as identified on Map No. 4/002 – Belfast City.

Key Site Requirement:-

- Housing development shall be a minimum gross density of 25 dwellings per hectare.

There is no existing storm drainage system adjacent to the site.

Zoning EB 04/09

Housing
Land between Garnerville Drive and Finchley Vale, Adjacent to Parkway

0.65 hectares of land are zoned for housing at Finchley Vale as identified on Map No. 4/002 – Belfast City.

Key Site Requirement:-

- Housing development shall be a minimum gross density of 15 dwellings per hectare.

Detailed consultation with Northern Ireland Water will be required, as its infrastructure is located within and adjacent to this site.

Detailed consultation with Rivers Agency, DARD, will be required.

Social Housing

The following sites are zoned for social housing.

Zoning EB 04

Social Housing

The following sites are zoned for social housing as identified on Map Nos. 4/002 and 4/004 – Belfast City.

Reference	Address	Hectares
EB 04/11	Land to the rear of 34-66 Onslow Parade	0.49
EB 04/12	Junction of Belvoir Street and Lower Newtownards Road	0.04
EB 04/13	Site between Woodlee Court and Elmgrove Primary School	0.20

In total the Plan has zoned the following sites to contribute toward meeting social housing need in East Belfast.

Housing		
Social Housing		
Reference	Address	Hectares
EB 02/14	Yukon Street, Oval Court and McAllister Court	0.95
EB 02/51	Beersbridge Road, Grove Street East, Fashoda Street and Woodlee Court	0.98
EB 02/55	Laird Park, adjacent to Knocknagoney Park	1.21
EB 02/56	Dee Street and land between Tamar Street and Pansy Street	0.10
EB 02/57	Mersey Street	0.17
EB 02/58	Euston Parade	0.11
EB 03/14	Site between Lower Newtownards Road, Belvoir Street and Baskin Street	0.70
EB 04/11	Land to the rear of 34-66 Onslow Parade	0.49
EB 04/12	Junction of Belvoir Street and Lower Newtownards Road	0.04
EB 04/13	Site between Woodlee Court and Elmgrove Primary School	0.20
Total		4.95

In addition to the above, social housing has been developed on a number of other sites, including general housing zonings and whiteland, over the Plan period to date.

Travelling Community

The following site is zoned for housing for the Travelling Community and complete at 31 July 2011.

Zoning TC 01		
Housing Committed Housing Site Built		
The following site is zoned for housing as identified on Map No. 4/003 – Belfast City		
Reference	Address	Hectares
TC 01	Land at Monagh Bypass, Springfield Road	2.14

The following site is zoned for housing for the Travelling Community and has extant approval on which development is not started or development is ongoing at 31 July 2011.

Zoning TC 02		
Housing Committed Housing Site Development Ongoing/Not Started		
The following site is zoned for housing as identified on Map No. 4/003 – Belfast City		
Reference	Address	Hectares
TC 02	Land at Glen Road	2.21

EMPLOYMENT

Belfast City remains the economic engine for Northern Ireland. The future strength and vibrancy of its economy is therefore vital to the future wellbeing for all of Northern Ireland. The RDS states that one of the key issues which influenced the spatial framework within it was the importance of Belfast City, at the heart of a Metropolitan Area, as the major driver for regional economic growth.

RDS Strategic Framework Guidance (SFG) seeks to:

- Promote urban economic development at key locations throughout the BMUA and ensure sufficient land is available for jobs (SFG1);
- Grow the population of the City of Belfast (SFG2); and
- Enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities (SGF3).

In particular, it seeks to enhance the employment potential of the City Centre, Laganside and the Harbour Estate and identifies strategic locations for employment growth around the North and West Belfast regeneration axis.

It is anticipated that the City Centre will remain a principal focus for employment within the city and that further employment growth will be primarily within the service sector. In addition to the mixed use development zonings at Titanic Quarter (Zoning BHA 01) and at North Foreshore (Zoning BHA 05) in the Belfast Harbour Area which include provision for employment, the Plan also zones 49 hectares of additional mixed use sites, with provision for employment, in the Outer Belfast City and zones 132 hectares of land as Existing Employment, in order to protect these from inappropriate non-employment based changes of use.

Land zoned for Mixed Use and as Existing Employment areas in Outer Belfast City are identified on Map Nos. 4/001 to 4/004 –Belfast City.

Zoning of existing employment sites identified will protect land for employment uses against other competing uses such as housing, and in doing so will facilitate opportunities for regeneration and employment growth.

Applications for planning permission within employment sites will be determined in accordance with prevailing regional planning policy and the key site requirements where specified in the Plan.

Acceptable Uses on employment zonings, except where otherwise specified in individual zonings, are based on the Planning (Use Classes) Order (Northern Ireland) 2004:

Class B1: Business (b) as a call centre

Class B1: Business (c) for research and development

Class B2: Light Industrial

Class B3: General Industrial

Class B4: Storage or Distribution

Mixed Use

Zoning BT 002

Mixed Use Site
Land at Monagh Bypass / Upper Springfield Road

36.08 hectares of land are zoned for Mixed Use including Residential, Employment and Educational facilities as identified on Map No. 4/003 – Belfast City.

Key Site Requirements: -

- Development of the site shall only be permitted in accordance with an overall masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site;

- The development of the site shall comprise an appropriate mix of uses, including housing and employment, at a level to be agreed by the Department;
- Favourable consideration would be given to a proposal coming forward in the masterplan for a single shopping/commercial area (as designated elsewhere on Arterial Routes) at a location and of a scale to be agreed with the Department;
- Development shall only include the following uses:-
  - Class B1 (b) - call centres and Class B1 (c) - research and development;
  - Class B2 - Light Industrial Use;
  - Class B4 - Storage and Distribution;
  - Class D1 (d) - Educational Use (School);
  - Class C1 - Residential development;
  - Class C3 (a) and (c) - Residential Institutions;
  - Class A1 – Shops. The retailing use shall be limited to meeting the requirements of the residential and employment community, subject to it being clearly demonstrated that this is intended to meet local need only;
  - Hotel; and
  - Open Space.

  The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.
- 4 hectares of land shall be allocated for the provision of new educational facilities/campus on the site;
- A minimum of 300 (or a minimum of 50%) of the dwellings shall be provided for social housing;
- Open space shall be provided as an integral part of the overall development of the site;
- Consideration shall be given to the location and type of employment uses with a view to protecting the amenity of any residential or educational premises in close proximity;
- Access shall be from the Monagh Bypass in accordance with Roads Service, DRD, requirements;
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
  - New and improved pedestrian and cycling links from the site to existing nearby transport facilities in order to maximise the use of these facilities; and
  - Improvements to the existing Glen Road access in accordance with Roads Service requirements for pedestrians, cyclists and public transport usage only;
- The alignment and landscaping of the internal road layout shall be designed to achieve the maximum possible degree of integration into the landscape;
- Proposals for development shall take account of the siting, design and layout of the landscape constraints and assets of the site and assist in defining the urban edge;
- A comprehensive landscaping scheme for the proposed development will require to be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-

- The existing vegetation on the north-east, north-west and south-west boundaries shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and
- A detailed planting plan for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site; and

- Positive long-term management proposals may be required to mitigate and integrate any development and to protect and maintain the landscaping and features of natural heritage on the site.

Detailed consultation with NIEA (Built Heritage), DOE, will be required.

The Department considers that community and cultural uses are acceptable uses on the site.

An Article 40 Agreement may be required to ensure delivery of the long term landscape management proposals in accordance with the Department's requirements.

Zoning BT 003

Mixed Use Site
Land at Crumlin Road
including Girdwood Barracks

12.53 hectares of land are zoned at Girdwood Barracks for mixed use as identified on Map No. 4/001-Belfast City.

Key Site Requirements: -

- Development shall only include the following uses:-
  - Classes B1 (a), b) and (c), B2, B3 and B4 – Industrial and Business Uses. Class B1(a) office use will be restricted to within the existing Crumlin Road Gaol and Courthouse buildings only;
  - Class D1 – Community and Cultural Uses;
  - Class C1 – Dwelling houses: Residential development on a portion of the site provided this meets an identified housing need and occupies a proportion of the site such as will not prejudice its use primarily for employment purposes; and
  - Class C3 (a) and (b) - Residential Institutions

  The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.
- Development of the site shall only be permitted in accordance with an agreed overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site and shall include a appropriate mix of uses;
- The design and layout of any development scheme on this site shall acknowledge and enhance the character of the listed buildings (Crumlin Road Gaol and Courthouse) and their settings;
- Buildings shall exhibit variety in their elevational treatment and heights, and particular consideration shall be given to views into the site;
- A comprehensive landscaping scheme for the proposed development shall require to be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-

- A 3-5 metre belt of buffer planting consisting of trees and shrubs of native species shall be planted along the northern and western boundaries of the site to protect the amenity of the adjacent residential properties;
- The existing vegetation on the eastern boundary shall be retained and supplemented with trees and planting of appropriate native species to provide screening for the development; and
- A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and additional high quality landscaping proposals within the site; and

• Positive long term landscape management proposals shall be required to mitigate and integrate any development and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

Consideration will need to be given to the exact type of employment/industrial use, with a view to protecting the amenity of the residential properties in close proximity to the site.

An existing combined sewer is located adjacent to and within the southwestern boundary of the site which may limit future development of the site. A foul sewage and storm sewage pumping station may be required to serve this site. Existing watermains located within sections of the southern and western boundaries of the site may also limit future development of the site.

Detailed consultation with NIEA (Built Heritage), DOE, will be required regarding the listed structures and potential archaeological remains within the site.

Existing Employment

Key Site Requirements are set out for site BT 004 to facilitate its comprehensive development.

Zoning BT 004

Existing Employment
Land at Springfield Road (Former Mackie's Site)

19 hectares of land are zoned as Existing Employment as identified on Map No. 4/003 - Belfast City.

Key Site Requirements: -

- Development shall only include the following uses: -
  - Classes B1 (b) and (c), B2, B3 and B4 – Industrial and Business Uses as currently specified in of the Planning (Use Classes) Order (Northern Ireland) 2004.
- Consideration shall be given to the exact type of employment use at this location with a view to protecting the amenity of the residential premises in close proximity;
- Development of the site shall only be permitted in accordance with an overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site;
- Access shall be from the Springfield Road in accordance with Roads Service, DRD, requirements;
- The existing access onto Woodvale Avenue shall be restricted to pedestrian, cycle and public transport usage only;
- Buildings shall exhibit variety in their elevational treatment and heights, and particular consideration shall be given to views into the site;

- A comprehensive landscaping scheme for the proposed development shall be submitted with any planning application for development and agreed with the Department. This shall include all of the following:-
  - The existing vegetation on the northern, eastern and western boundaries of the site shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and
  - A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and additional high quality landscaping proposals within the site, to be agreed with the Department; and
- Positive long term landscape management proposals shall be required to mitigate and integrate any development and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

Detailed consultation with Rivers Agency, DARD, will be required.

There are potential drainage capacity problems associated with flows into the Mill Race which require further investigation and detailed consultation with Belfast Regeneration Office (BRO) which is responsible for the Mill Race. Any works impacting on the Mill Race will require prior approval from BRO.

Zoning BT 005

Existing Employment

The following lands are zoned as Existing Employment as identified on Map Nos. 4/001 to 4/004 - Belfast City.

- BT 005/01 Newtownards Road/Tamar Street
- BT 005/02 Island Street/Ballymacarrett Road
- BT 005/03 East Belfast Enterprise Park
- BT 005/04 Castlereagh Road
- BT 005/05 Hillview Road
- BT 005/06 Cambrai Street
- BT 005/07 York Road including Jennymount Business Park
- BT 005/08 Duncairn Gardens
- BT 005/09 Shore Road/Skegoneill Street
- BT 005/10 Glenbank Business Park Crumlin Road
- BT 005/11 Donegall Road
- BT 005/12 Stockman's Way
- BT 005/13 Ravenhill Business Park
- BT 005/14 Glen Road
- BT 005/15 Kennedy Way
- BT 005/16 Whiterock Industrial Estate, Springfield Road
- BT 005/17 Westlink Enterprise Centre, Distillery Street
- BT 005/18 Springfield Road
- BT 005/19 Ballygomartin Industrial Estate, Ballygomartin Road
- BT 005/20 Lanark Way

- BT 005/21 Argyll Business Park, Shankill Road
- BT 005/22 Agnes Street Industrial Estate
- BT 005/23 London Street/Townsend Street
- BT 005/24 Andrews Mill, Divis Street
- BT 005/25 North Howard Link
- BT 005/26 Conway Street

TRANSPORTATION

An efficient, safe, and sustainable transport system is important if the City is to fulfil the vision set out in the RDS i.e. a reinforced role as the regional capital and focus of administration, commerce, specialised services and cultural amenities and a stronger role as an international city.

Belfast City Centre represents the hub of the transportation network within the Plan area. Within the City a set of radial road and public transport links connect the City Centre with suburban areas, other settlements within the Plan Area and beyond. The existing transport system has suffered from under-investment and requires substantial new investment to transform it into a modern integrated transport system, which is required to support the wider Plan Strategy.

The environment and the quality of life of citizens within the City are already adversely affected by transport problems. In addition, increasing congestion is impacting on the economic competitiveness of both the City and the wider region. Concerns are also being raised regarding road safety issues on the City's road network.

The development of the transportation strategy for the City and the Plan Area has required a co-ordinated approach to preparation of BMAP and BMTP which have complementary roles, and have been prepared in parallel in order to ensure successful integration of land use and transportation proposals.

BMTP provides for and encourages greater use of public transport and greater levels of walking and cycling, whilst also supporting an appropriate level of movement by cars and goods vehicles. BMTP also recognises the role that transport can play alongside other government initiatives in helping social inclusion, through the provision of better access to employment, health and leisure facilities.

BMAP incorporates the integration between transportation and land use and identifies those elements of BMTP which require protection through the planning process. Plan elements in regard to transportation are also contained in the Belfast City Centre and Belfast Harbour Area sections.

Strategic Road Schemes

Proposal BT 006

Strategic Road Scheme
A55 Outer Ring Road (Knock Road)

The following Strategic Road Scheme is identified on Map No. 4/004 – Belfast City:-

- Widening of the A55 Outer Ring Road (Knock Road) from one lane in each direction to two lanes in each direction with right hand turning provision.

Currently, the A55 does not provide a consistent standard of road and the stretch between Sandown Road and Brooklyn forms a significant bottleneck. The proposed road widening at Knock Road will bring this section up to the same standard as the adjacent section from Brooklyn to Upper Newtownards Road. Traffic management measures aimed at enhancing

the Balmoral Avenue/Stockman's Lane section of the A55 are also proposed.

A map showing the Road Protection Corridor required to facilitate the implementation of the proposed A55 Outer Ring Road (Knock Road) is available on the Department's Planning NI website www.planningni.gov.uk or from the Local Area Planning Office.

Proposal BT 007

Strategic Road Scheme
M1 between Blacks Road and Sprucefield

The following Strategic Road Scheme is identified on Map No. 4/004 – Belfast City: -

- Widening of the M1 between Blacks Road and Sprucefield (Lisburn) to dual 3 lane motorway.

The M1 motorway forms a key part of the Regional Strategic Transport Network, running southwest of Belfast to Lisburn and onwards to the west. It is anticipated that towards the end of the Plan period, peak traffic levels on the section of the M1 between Blacks Road and Lisburn will approach or exceed available road capacity. This proposal allows for the protection of and detailed planning for the widening of the M1 between Blacks Road and Sprucefield (Lisburn) from a 2 lane motorway to a dual 3 lane motorway and improving the connection between the M1 and A1. It is expected that implementation of this scheme will be outside the 2015 Plan period. However, development pressures in the Sprucefield area or at the Maze may require this scheme to be implemented earlier. Part of the road proposal falls within Lisburn District.

The proposed M1 widening will take place within the existing road boundary, therefore there is no need for a Road Protection Corridor.

Proposal BT 008

Strategic Road Scheme
Blacks Road Link

The following Strategic Road Scheme is identified on Map No. 4/004 – Belfast City: -

- Blacks Road Link between Upper Malone Road and the M1 at Blacks Road, Dunmurry, with slip roads onto the motorway.

It is proposed to construct the Blacks Road Link between Upper Malone Road and the M1 at Blacks Road to provide a strategic alternative to the existing A55. This will include the provision of south facing slip roads that would enable all movements to be made at the M1 Blacks Road junction. It is expected that implementation of this scheme will be outside the 2015 Plan period. Part of the road proposal falls within Belfast Metropolitan Development Limit, part within Belfast Countryside and part within Lisburn District.

A map showing the Road Protection Corridor required to facilitate the implementation of the proposed Blacks Road Link is available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

A number of other strategic road schemes are proposed and include the widening of the A2 Sydenham Bypass between Tillysburn and the M3 Lagan crossing (see Belfast Harbour Area section).

Prevailing regional planning policy for the protection of strategic road schemes is contained in PPS 3: Access, Movement and Parking.

Area of Parking Restraint

Designation BT 009

Area of Parking Restraint
Belfast City Fringe Area

Belfast City Fringe Area is designated as an Area of Parking Restraint as identified on Map No. 2/002 – Belfast City Centre Area of Parking Restraint as contained in the City Centre section.

Car parking standards within the designated Area of Parking Restraint are contained in Policy TRAN 1 in Part 3, Volume 1 of the Plan. This applies a standard of one space per dwelling and for non-residential parking, one space per 100m^2 of non-operational and one space per 930m^2 for operational space. An Area of Parking Restraint is also designated in Belfast City Centre (see City Centre section) and on Arterial Routes (see Arterial Routes section).

Belfast Metropolitan Transport Plan

In addition to the above proposals, BMTP also proposes a number of other measures, including traffic management, public transport and walking/ cycling network measures which are consistent with the overall objectives of developing a modern, integrated transport system for the BMA which supports the principles of sustainable development.

Orbital Bus Services

BMTP proposes the introduction of orbital bus routes that seek to provide new opportunities for bus travel for people who want to make non-radial journeys. The implementation of such services will be subject to a business case review and would initially be introduced on a pilot basis.

Rail Services

BMTP proposes to upgrade the commuter rail network by increasing service frequencies on all routes and extending the railway station at Great Victoria Street.

Walking and Cycling

BMTP proposes the establishment of quality walking and cycling networks focused on Belfast City. The proposed walking network in the City Centre will link key civic, retail, commercial, leisure and transport locations. It will also link with the network along the main arterial routes. Two new pedestrian / cycle bridge crossings are proposed across the River Lagan (see City Centre section). One of these will link the City Centre to Ormeau Park while the other, located downstream from the M3 Motorway Bridge, will link the City Centre to the Odyssey Arena. The other key priority is the provision of improved access to and from public transport facilities and principal interchanges at Central Station, Great Victoria Street Station, City Hospital Halt, Botanic Station, Yorkgate and Bridge End. A similar set of proposals is included for a cycle network focused on the City Centre and linking to the BMA proposals set out elsewhere in the Plan.

Traffic Management Measures

BMTP proposes a number of other traffic management measures for Belfast as set out in the Transportation section in Part 3, Volume 1 of the Plan.

RETAILING

Belfast is the primary shopping and retail services location in Northern Ireland. In addition to its range of convenience and comparison goods shops the City Centre also has a variety of retail, professional and cultural services, offices and restaurants.

Within the City Centre, the principal area for comparison goods retailing is centred on Donegall Square North, Donegall Place, Royal Avenue, Castle Lane, Castle Place, and Corn Market. Secondary frontages extend to the west as far as Millfield and Queen's Street and to the east as far as Donegall

Street, Bridge Street, Church Lane and Victoria Square.

There are a number of suburban district shopping centres located within the City at Connswater, Park Centre, Kennedy Centre, Westwood Centre, Cityside (Yorkgate) and Hillview. Belfast also has numerous local and neighbourhood shopping centres of varying sizes. These include many areas along the arterial routes where traditional linear shopping centres have developed over a long period.

In line with the RDS and the BMA Retail Strategy outlined in Part 3, Volume 1 of the Plan, the City Centre is promoted as the primary location for retail development.

The City Centre contains the principal concentration not only of retailing but other uses such as entertainment and leisure facilities, civic and cultural amenities, tourist attractions, and offices. The Plan seeks to support the vitality and viability of Belfast City Centre by ensuring that it is the main focus for retail development (see City Centre Section).

Outside Belfast City Centre, existing District Centres play an important role in providing shoppers in Belfast with convenience and choice. These centres co-exist with the City Centre and should fulfil a complementary role. It is recognised that whilst Belfast City Centre is under-performing as a regional centre, many of the out-of-town centres are over-trading and are attracting trade away from the City Centre. In order to help redress this imbalance, boundaries are delineated for all of the District Centres.

Policy for the control of development within designated District Centres is contained in prevailing regional planning policy.

Retailing in District Centres

Designation BT 010

District Centres

The following District Centres are designated as identified on Map Nos. 4/001 to 4/004 – Belfast City:-

BT 010/1	Connswater
BT 010/2	Hillview
BT 010/3	Kennedy Centre
BT 010/4	Park Centre
BT 010/5	Westwood Centre
BT 010/6	Cityside (Yorkgate)

The main Arterial Routes leading into Belfast City Centre are characterised by linear neighbourhood shopping areas. The Plan seeks to strengthen the role of these traditional local shopping areas (see section on Arterial Routes).

OFFICES

Belfast, and in particular the City Centre, is by far the largest office location in Northern Ireland. Of the office floorspace in the BMA, the majority is located within Belfast City Council area with over half locating within Belfast City Centre. The principal occupier is the public sector, followed by financial and IT.

While the City Centre is the main office location in Belfast, and indeed the entire region, there are, however, other important office locations in the city including the Queen's University area. In addition, there are a significant number of small offices located along arterial routes, mostly serving local needs.

In recent years there has been a slowdown in demand for new office space in the city, particularly in relation to inward investment in the high-technology sector. Traditionally, however, a significant component of the office market in Belfast has serviced the public sector, as well as local professional services and banking institutions. This has helped to stabilise the local office market amidst fluctuating international economic conditions. Currently the greatest demand is for Grade A office space.

It is estimated that a total of 409,500m^2 of new office floorspace could be required in the BMA during the Plan period. If Belfast City Centre were to retain its current share of the market, approximately 86% of this figure could be directed to Belfast and 60% to the city centre.

The Plan:-

- identifies Belfast City Centre as the primary location for new office development and contains a policy for office developments in the City Centre (see Policy OF 1 in Part 3, Volume 1, of the Plan and City Centre section);
- contains policies for office developments within designated Commercial Nodes and Shopping/ Commercial Areas along Arterial Routes (see Policies OF 2 and OF 3 Part 3, Volume 1, of the Plan and the section on Arterial Routes); and
- allows for office development up to 20,000m^2 within the Belfast Harbour Area, (15, 000m^2 at Titanic Quarter and 5,000m^2 at Sydenham Business Park - see section on Belfast Harbour Area).

In addition, the following areas at Queen's University and Stormont are designated as areas for specified types of office use.

Designation BT 011

Queen's University Office Area

Queen's University Office Area is designated as identified on Map No. 4/004 – Belfast City and Map No. 4/005 – Queen's University Office Area.

Map No. 4/005 – Queen's University Office Area also identifies those Queen's University Campus areas that are located within the designated office area.

The area around Queen's University has traditionally been an area where spacious terrace dwellings have been converted to office use. Many of these conversions occurred in the 1960s and 1970s and by 1982 there were 300 offices clustered close to the University. In 2004 there were approximately 317 offices located in the University area equating to some 26,722m^2 of office floorspace. The occupational profile of the offices is quite varied, with professional businesses occupying the largest proportion.

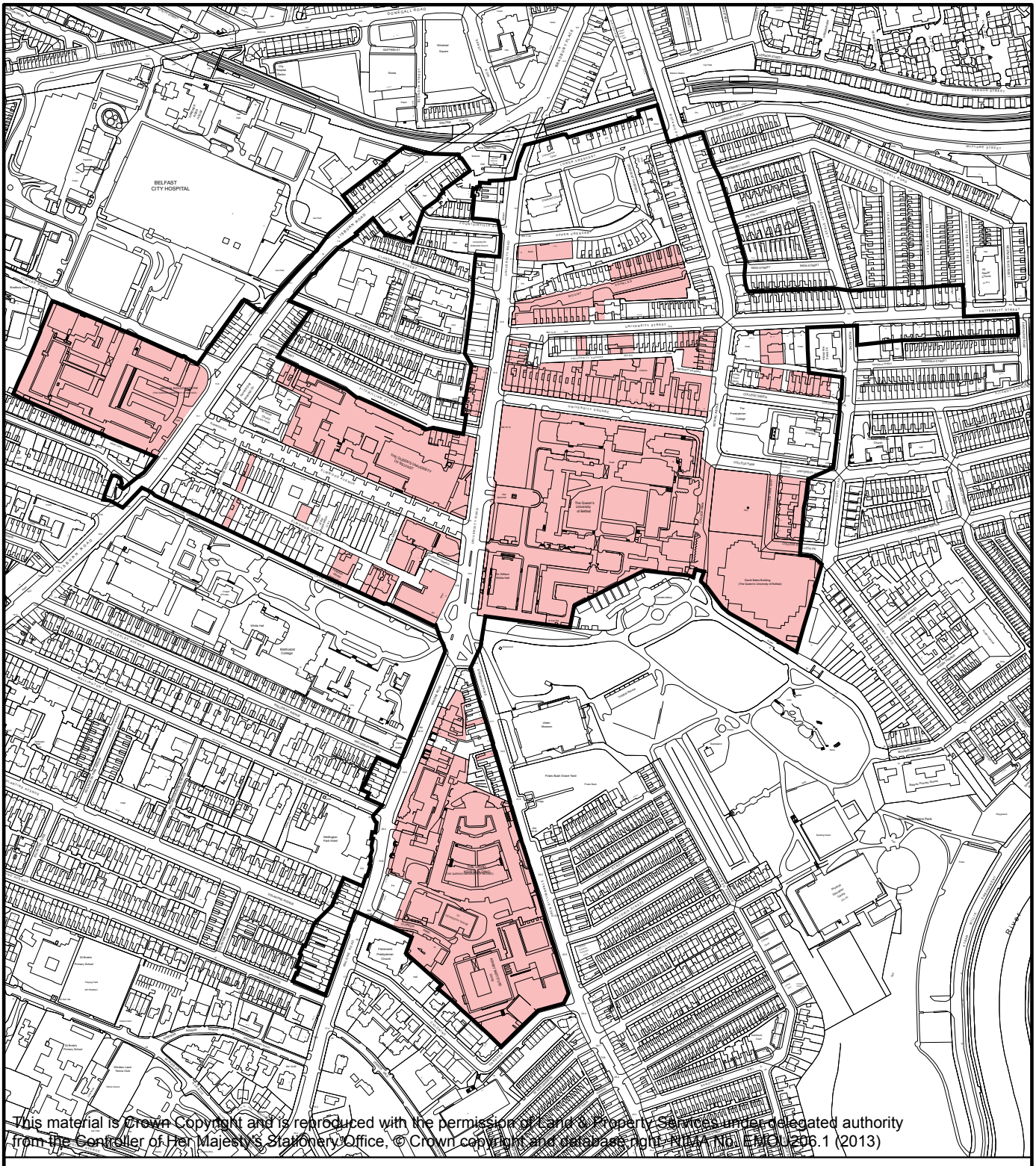
The main attraction of the area was that it offered users the opportunity to acquire the freehold of office premises or to pay a low rental. Allied to this was the availability of free on-street car parking. Over the years, however, the increasing commercialisation of the area has had a detrimental effect on residential amenity and historic character and has contributed to a high level of traffic congestion.

Policy for the control of office development in the Queen's University Office Area is contained in Policy OF 5 in Part 3, Volume 1, of the Plan.

Designation BT 012

Stormont Office Node

Stormont Office Node is designated as identified on Map No. 4/002 – Belfast City and Map No. 4/006 – Stormont Office Node.



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Belfast Metropolitan Area Plan 2015

Map No. 4/005 - Queen's University Office Area

Queen's University Office Area

Queen's University Campus Area

0 75 150 Metres

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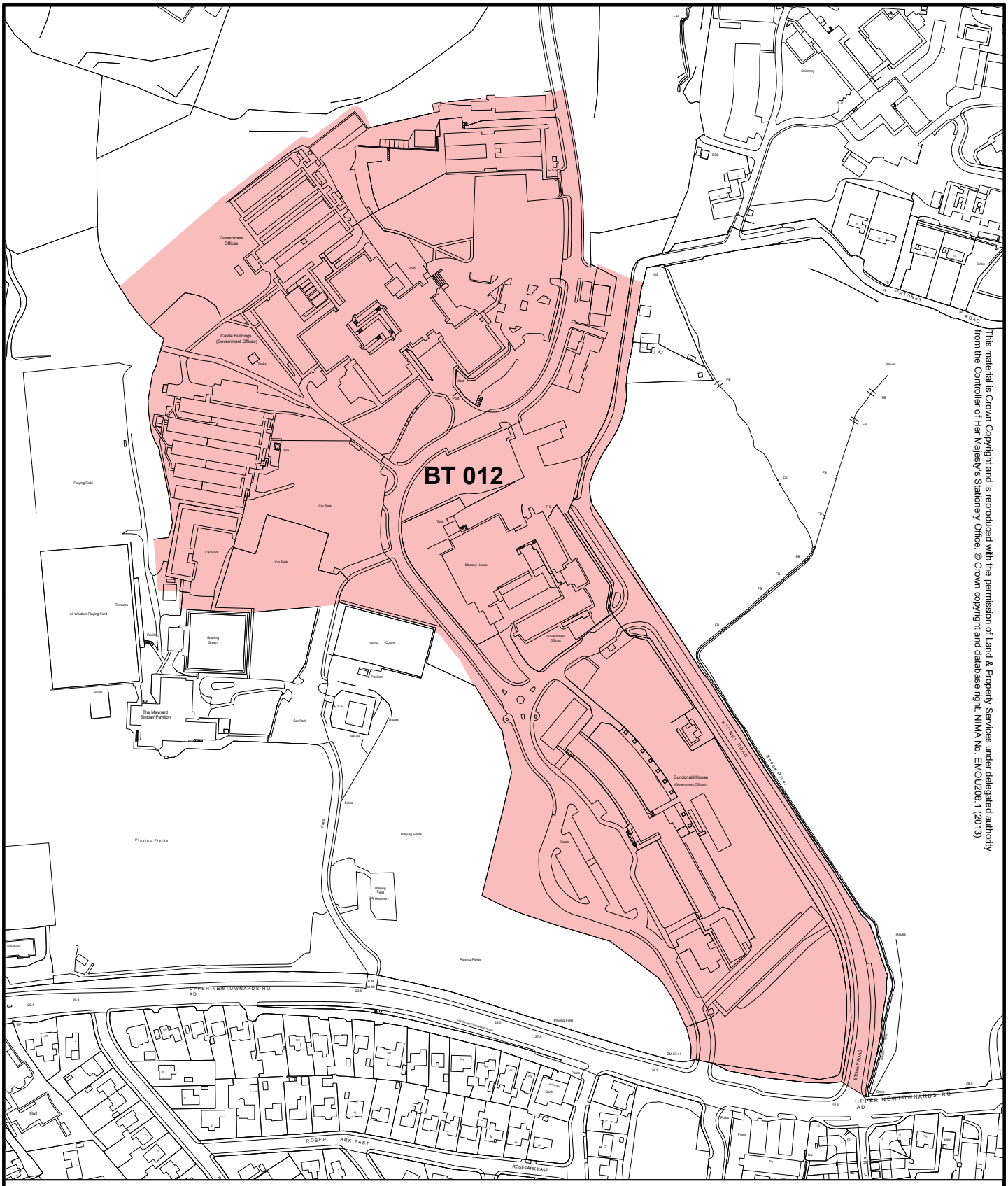

Belfast Metropolitan Area Plan 2015

Map No. 4/006 - Stormont Office Node

Office Node

0 100 200 Metres

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The Stormont Estate has been for many years a key location for public sector administration. The Department has identified an office node at Stormont in recognition of the significant role it plays in regional administration. The office node is set within Stormont Estate which is identified as an Historic Park, Garden and Demesne in the Register of Historic Parks, Gardens and Demesnes as published by NIEA, DOE.

Policy for the control of office development at Stormont Office Node is contained in Policy OF 6 in Part 3, Volume 1, of the Plan.

URBAN ENVIRONMENT

Belfast derives much of its present day urban character from the great expansion of the city, which took place during Victorian and Edwardian times. It was during this period that some of Belfast's finest civic buildings were built, as well as the rows of red brick terrace houses, which characterise so much of the inner city.

Belfast's legacy from this time includes areas of distinctive character, which promote a sense of place. Many of these areas, when considered on a regional or, in particular, a city-wide basis, possess an architectural, historic or townscape value which is worthy of conservation.

Over the past 10-15 years, the city has experienced considerable pressure for new development which could threaten areas of built heritage value. The Plan, therefore, seeks to strike an appropriate balance between the promotion of development and conservation of the city's built heritage.

In addition to the urban design elements of the Plan in relation to Belfast City Centre, the Belfast Harbour Area and Arterial Routes, the Plan for Outer Belfast City:-

- designates 50 Areas of Townscape Character;
- designates 17 Historic Parks, Gardens and Demesnes; and
- designates four Urban Landscape Wedges.

Conservation Areas

The Plan identifies, for information only, ten Conservation Areas within Outer Belfast City, as identified on Map Nos. 4/001 – 4/004, Belfast City.

Development proposals within these Conservation Areas will be assessed in accordance with prevailing regional planning policy as currently set out in PPS 6: Planning, Archaeology and the Built Heritage and any relevant design guidance.

Adelaide Park Conservation Area

Designated in December 1993, Adelaide Park Conservation Area contains many fine residences with spacious gardens, exhibiting good examples of Arts and Crafts and Italianate architecture. Many of the properties were built in the late Victorian freestyle, exhibiting a sense of fun and whimsicality, while others have a taste for heavy and grandiose statements. Sloping driveways and gardens, which contain a rich variety of trees and shrubs, provide changing vistas and glimpses of the impressive domestic architecture.

Cyprus Avenue Conservation Area

Designated in August 2000, the boundary of Cyprus Avenue Conservation Area is centred on Cyprus Avenue and Kirkliston Drive. The area is bounded by properties located along North Road to the east and Upper Newtownards Road to the north. Beersbridge Nature Walk marks the boundary to the south and properties along Beersbridge Road mark the western boundary of the Conservation Area. Cyprus Avenue, which is lined by mature trees, contains single-family dwellings set in medium-sized plots with some institutional uses.

King's Road Conservation Area

Designated in August 2000, King's Road Conservation Area is bounded by Knock Road to the east and for most of its northern boundary by Green Road. Sandown Road and the disused railway track (Nature Walk) form the western and southern boundaries respectively. The area is centred on a section of the King's Road, which has a mature suburban landscape with large trees and mature gardens.

Knockdene Conservation Area

Designated in August 2000, the western and southern boundaries of Knockdene Conservation Area are formed by Knock Road and King's Road respectively. The eastern and northern boundaries of the Conservation Area are demarcated by the rear boundaries of the properties which front onto Cabin Hill Park and Upper Newtownards Road. Knockdene is an Victorian/Edwardian residential suburb where detached dwellings with mature gardens set in large plots predominate. The area comprises Knockdene Park, Knockdene Park North and Knockdene Park South, which are tree-lined avenues with grass verges.

Malone Conservation Area

Designated in August 2000, with a boundary variation in December 2011, the Malone Conservation Area is defined by the Lisburn Road to the west and by Chlorine Gardens and Wellesley Avenue to the north. The Area includes part of Balmoral Avenue to the South and areas of townscape to the eastern side of Malone Road.

This is a predominantly residential area comprising mostly detached and semi-detached housing, and some large terraced properties set within a high quality landscape made up of tree-lined avenues, mature gardens and open space.

Malone Park Conservation Area

Designated in December 1993, the Malone Park Conservation Area exhibits a number of architectural styles including Arts and Craft and Queen Anne Revival. The area contains large detached residential properties within mature gardens in a tree-lined avenue.

McMaster Street Conservation Area

Designated in July 1994, the McMaster Street Conservation Area is bound by Lendrick Street, Major Street, Parker Street and Newtownards Road. The area comprises predominantly residential properties, from the late Victorian period. A Masonic Hall is located on a corner site, where the Newtownards Road meets McMaster Street. The special character stems from its rows of two storey terraced housing and their common architectural detail.

Queen's Conservation Area

Designated in March 1987, the Queen's Conservation Area comprises small and large scale buildings, which are successfully integrated into the urban townscape by open spaces and tree-lined streets. Queen's University and Methodist College are large-scale listed buildings and architectural set pieces within the southern portion of the area. The attractive terraced streets, from the late Georgian / early Victorian periods, combined with the high quality landscape in Botanic Gardens, provide a unique urban townscape.

Part of Queen's Conservation Area lies within Belfast City Centre boundary and is identified on Map No. 2/001- Belfast City Centre.

Somerton Road/ Chichester Park Conservation Area

Designated in August 2000, the northern, southern and eastern boundaries of Somerton Road / Chichester Park Conservation Area are predominantly formed by the rear boundaries of properties fronting onto Lansdowne Road, Somerton Park, Dunlambert Drive, Seaview Drive, Somerton Gardens, Skegoneill Avenue and Evewilliam Park. The

western boundary is formed by the front boundaries of properties facing onto Antrim Road and Salisbury Avenue.

The area is predominantly residential with some institutional, ecclesiastical and commercial uses. The principal townscape features are the detached, semi-detached and terraced buildings set in generous plots, with mature landscaping.

Stranmillis Conservation Area

Designated in July 1996, the essential character of Stranmillis Conservation Area is formed by important, landmark buildings, including Stranmillis College and Riddel Hall. These properties are of architectural and historic merit and are set within areas of high landscape quality.

Clarification maps are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Areas of Townscape Character

Designations BT 013 – BT 062

Areas of Townscape Character

The following Areas of Townscape Character are designated at the locations identified on Map Nos. 4/001 - 4/004 Belfast City.

- BT 013 Alexandra Park
- BT 014 Ardenlee
- BT 015 Belmont
- BT 016 Botanic Avenue
- BT 017 Castlehill Road
- BT 018 Cherryvalley
- BT 019 Cherryvalley Extension
- BT 020 Circular Road
- BT 021 Cliftonville
- BT 022 Cyprus Park / Cyprus Gardens
- BT 023 Donegall Road East
- BT 024 Donegall Road (Village)
- BT 025 Falls / Donegall Road
- BT 026 Falls / St. Mary's
- BT 027 Finaghy
- BT 028 Fruithill Park
- BT 029 Glandore Gardens
- BT 030 Green Road
- BT 031 Hampton Park
- BT 032 Holland Park
- BT 033 Holyland
- BT 034 Holywood Arches
- BT 035 Innisfayle
- BT 036 Knock Eden Park
- BT 037 Lagan Village
- BT 038 Ligoniel
- BT 039 Lisburn Road
- BT 040 Lower Cavehill Road
- BT 041 Lower Cliftonville
- BT 042 Lower Lisburn Road
- BT 043 Lower Ormeau
- BT 044 North Parade / South Parade
- BT 045 Ormeau
- BT 046 Ravenhill Park
- BT 047 Ravenhill Triangle
- BT 048 Ravenscroft Avenue
- BT 049 Rosetta

- BT 050 Rugby Road
- BT 051 Sandford Avenue / Sunbury Avenue
- BT 052 Shankill
- BT 053 Stockman's Lane / Mooreland Park
- BT 054 Stranmillis Riverside
- BT 055 Stranmillis Village
- BT 056 Sunningdale
- BT 057 Templemore Avenue
- BT 058 Twaddell
- BT 059 Upper Malone
- BT 060 Willowholme
- BT 061 Woodstock Road
- BT 062 Woodvale

Part of Lower Lisburn Road Area of Townscape Character (BT 042) lies within the Belfast City Centre boundary and is identified on Map No. 2/001– Belfast City Centre.

Development proposals within ATCs will be assessed in accordance with prevailing regional planning policy currently set out in PPS 6 (Addendum): Areas of Townscape Character and supplementary planning guidance.

Clarification maps are available on the Department's Planning NI website www.planning.gov.uk or from the local Area Planning Office.

Historic Parks, Gardens and Demesnes

Designation BT 063

Historic Park, Garden and Demesne
Alexandra Park

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/001 - Belfast City.

Alexandra Park has been a public park since 1887. The land was bought by Belfast Corporation to establish a park in the north of the city. It was well laid out with trees, lawns, and a lake. The lodge and gateway were added in 1888 and are listed. Two more areas were added to the park in 1904 and 1906. Bridges were built in 1912 and by the 1920s sports facilities were added.

Designation BT 064

Historic Park, Garden and Demesne
Belfast Castle

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/001 – Belfast City.

The castle area was formerly a Deer Park on the slopes of Cave Hill. The house and associated hillside tree planting date from the 1860s. The grounds are now administered by Belfast City Council Parks Department.

Designation BT 065

Historic Park, Garden and Demesne
Bellevue (Belfast Zoo)

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/001 – Belfast City.

Formerly the Hazelwood Estate, the area became a public park in 1920. The land was acquired in 1910 and planned as a garden from 1911, when tramways extended to this part of Belfast. Work on Bellevue Gardens began after the First World War. One of the features was a Grand Floral Staircase to reach the higher parts of the steeply sloping hillside. The top area, which was known as the Hanging Gardens of Babylon, is now part of the Zoo car park and still provides fine views from behind the remaining stone balustrades. The Zoo was opened on the site in 1934; the added attraction of the Floral Hall was built in 1936 and gardens were extended to surround them.

Belfast City Council Parks Department assumed control of the site in 1962 and upgraded the planting and layout.

Designation BT 066

Historic Park, Garden and Demesne
Botanic Gardens
(The Belfast Botanic Gardens Park)

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/004 – Belfast City.

The park has a notable history and is important today as a popular public park with excellent features and planting. It was established in 1829 by the Belfast Botanic and Horticultural Society and was only open to members. The Palm House was built in 1839 to the designs of Sir Charles Lanyon, with the wings and dome added later. The Tropical Ravine was opened in 1889 and gate lodges and a Gardener's House were provided in 1865. Belfast Corporation purchased the gardens in 1895 and opened them to the public. New features have been subsequently added, including the Rose Garden and Bandstand.

Designation BT 067

Historic Park, Garden and Demesne
Cranmore

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/004 – Belfast City.

This is the site of a noted garden of John Templeton, begun in 1793 and there are some mature trees which are thought to date from that era. The former house is listed and is possibly the only surviving 17th century house in Belfast. The ruined house and surrounding trees border school playing fields, which were drained and created in the 1960s.

Designation BT 068

Historic Park, Garden and Demesne
Drumglass

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/004 – Belfast City.

The house was built in 1854-6 and the northwestern end of the grounds were donated in 1923 by the owner of the house, Henry Musgrave, for a park and were landscaped by 1924.

Designation BT 069

Historic Park, Garden and Demesne
Dunville Park

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/003 – Belfast City.

This small park is in a heavily built-up area. The land was donated to the people of Belfast for use as a public park in 1889, together with money to enclose the area with railings, build a gate lodge, erect a fountain (now listed) and lay out the grounds. The gates and piers were put up in 1892 and are also listed.

Designation BT 070

Historic Park, Garden and Demesne
Falls Park

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/003 – Belfast City.

Formerly part of the Sinclaire Estates, the park, including the portion now occupied by the City Cemetery, was acquired by Belfast Corporation in 1866, though at that time the grounds were outside the City boundary. The park opened in 1873 and covers approximately 18ha. The Ranger's Lodge was built in 1879 and is listed.

Designation BT 071

Historic Park, Garden and Demesne
Glenbank

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/001 – Belfast City.

The park was formerly the garden of a late 18th century house and dates from 1922. There are lawns sloping to the southwest with views over the City.

Designation BT 072

Historic Park, Garden and Demesne
Glencairn and Fernhill

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 1/001 – Belfast Countryside and Map No. 4/001 – Belfast City.

The former garden sites are now incorporated into public parks administered by the Belfast City Council's Parks Department. The two adjoining estates were owned by related families. Fernhill is a former mid-19th century gentleman's residence. A lime avenue and some trees remain from the former gardens.

The house at Glencairn also dates from the mid-19th century. There is an oak avenue and some exotic trees remaining from domestic times.

Designation BT 073

Historic Park, Garden and Demesne
Grovelands (Musgrave Park)

A Historic Park, Garden and Demesne of Special Historic Interest is designated at as identified on Map No. 4/003 – Belfast City.

Grovelands is a maintained ornamental garden and contains a listed building which was built in the 1860s to the designs of William Barre.

The site occupies approximately 2.9 ha and was created as a hedged-off corner of the informal and much larger Musgrave Park.

The park was presented to the Corporation by Henry Musgrave in the 1920s and once had a large pond. At the present time it is in grass, with copses of trees and avenues along the thoroughfare.

Designation BT 074

Historic Park, Garden and Demesne
Malone House (Barnett Demesne)

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 1/001 - Belfast Countryside.

The demesne, which dates from the 17th century, is centred on an 1825 building which was rebuilt in 1982. An earlier house of c.1665 stood near the

existing stable block. The layout retains an early 19th century 'landscape' style, which was developed round the site of the present house. The position of the house affords excellent views to and over the River Lagan valley. There are good stands of mature trees set in parkland, which is maintained and replanted as an informal landscape. The area of approximately 41ha was opened as a park in 1951 and an avenue of commemorative trees was planted. The listed gate lodge was rebuilt in 1921.

The adjoining Clement Wilson Park was acquired as a public park in 1975. It was already laid out as a recreational area for employees of Wilson's factory, to which the public latterly had access.

Mary Peters Athletics Track, together with 12.5 ha of woodland and paths, was acquired from Queen's University in 1985 by Belfast City Council.

This site forms an important part of the Lagan Valley Regional Park and is located outside the Metropolitan Development Limit.

Designation BT 075

Historic Park, Garden and Demesne
Ormeau Park

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/004 – Belfast City.

This area was developed as a demesne alongside the River Lagan for Ormeau Cottage (1807) and a later house, Ormeau House (1823), which are now demolished.

Following the passing of the Public Parks (Ireland) Act in 1869, Belfast Corporation suggested that the grounds should be acquired for a city park. Part of the holding was sold for building, but the present site has been a public park from 1871. It is the first public park to have been set up by the Corporation.

The handsome gates and railings date from the late 1870s and early 1880s. The Curator's House was built in 1878 and is listed. Timothy Hevey, a young architect, won a competition to plan the layout of the grounds when it was changed from private to public ownership. The gardens retain fine mature trees and there has been subsequent tree planting, with exotics from the time of the public opening and recent planting of stands of many species. Some Victorian bedding remains at the centre of the park together with the listed bandstand which was added at the turn of the century. The river has since been embanked and the perimeter road built on the western side. The site of a former lake at the northern end is now devoted to sports fields and associated buildings.

Designation BT 076

Historic Park, Garden and Demesne
Stormont Castle and Parliament Buildings

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/002 – Belfast City.

Stormont Castle dates from 1850 whilst the grounds date from 1830. The demesne was purchased over the period 1921 to 1978 for the Parliament Buildings built in 1932 and now amounts to approximately 162 ha. The Prince of Wales Avenue is a straight and impressive driveway from the southern gate to Parliament Buildings and is planted with double rows of lime in the lower section. The northern end, beyond a plateau containing the statue of Sir Edward Carson, is lined with fastigiate Irish yew and Chamaecyparis lawsoniana. To either side of the main avenue are lawns and further woodland planting. There are three planted glens and on the northwest side, a memorial cedar grove with a statue, 'The Gleaner'. At the north east side there is the tomb of Lord Craigavon.

Designation BT 077

Historic Park, Garden and Demesne Stranmillis House (College)

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/004 – Belfast City.

Stranmillis House is at the focus of approximately 19 ha of undulating grounds enclosed by walls. The demesne originated in the early 17th century and the present college building dates from 1855. The site became a college in 1922 and was subsequently altered. The well-developed and attractively planted ornamental grounds enhance the many buildings that now occupy the site, many of which are listed. The maintained landscape includes a mature shelter belt and woodland trees, including an impressive Turkey oak and a sycamore avenue now hidden in woodland.

Designation BT 078

Historic Park, Garden and Demesne Wilmont (Sir Thomas and Lady Dixon Park)

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 1/001 – Belfast Countryside.

The demesne dates from 1740, whilst the 18th century Wilmont House, built to the designs of Thomas Jackson, dates from 1859. The grounds retain many features from the original demesne - an ice house, gate lodge, stable block and a yew walk and there are fine mature trees in undulating woodland and parkland.

This site forms an important part of the Lagan Valley Regional Park and is located outside the Metropolitan Development Limit.

Designation BT 079

Historic Park, Garden and Demesne Woodvale Park

A Historic Park, Garden and Demesne of Special Historic Interest is designated as identified on Map No. 4/001 – Belfast City.

Woodvale Park is in the grounds of a former house called Woodville. The land was acquired by Belfast Corporation in 1887 after successfully advertising for land for a park in the north-west of the City. Gates, piers and railings were erected in 1887 and are now listed. The park was laid out and opened in 1888. A pond, Porter's Lodge, shelter and bandstand were subsequently added.

Details of each Historic Park, Garden and Demesne are included in a Register of Historic Parks, Gardens and Demesnes of special historic interest in Northern Ireland, published by the Northern Ireland Environment Agency, DOE. This Register summarises the historical significance of each site and the contribution that its planned features make to the local landscape. It also seeks to encourage the public and others to value and support the protection and maintenance of such sites.

Prevailing regional policy for the protection of Historic Parks, Gardens and Demesnes of special historic interest is set out in PPS 6: Planning, Archaeology and the Built Heritage.

Information about Historic Parks, Gardens and Demesnes is available on the Department's NIEA website www.doeni.gov.uk/niea.

In the event of development being approved which would change or otherwise affect any of these features, evaluation and recording would be required so that knowledge of this part of our landscape heritage is not lost.

Clarification maps are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Urban Landscape Wedges

Designation BT 080

Urban Landscape Wedge
Bellevue / Fortwilliam

An Urban Landscape Wedge is designated at Bellevue / Fortwilliam between North Belfast and the Glengormley area, Newtownabbey as identified on Map No. 4/001 – Belfast City.

The Urban Landscape Wedge will:-

- break up the visual impact of the housing mass in the vicinity;
- provide protection for the valuable open areas;
- help to define and retain the identities of the Glengormley, Newtownabbey and the North Belfast area; and
- prevent the merger of the different urban communities.

There are two areas of existing open space identified at Belfast Zoo and Fortwilliam Golf Course within the Urban Landscape Wedge.

Three Sites of Local Nature Conservation Importance are designated within the area, namely along the western boundary, north of the entrance to the zoo on the Antrim Road and all of the estate of Belfast Castle (only a portion of this extensive designation lies within the wedge). The wedge also includes part of the Belfast Castle/Fortwilliam Local Landscape Policy Area which recognises the mature planting and vegetation in the large private/ institutional grounds and a number of sites of historic and archaeological interest.

Designation BT 081

Urban Landscape Wedge
Milltown

An Urban Landscape Wedge is designated in the Milltown and Falls Park area between the Whiterock/St. James area and Lower Andersonstown as identified on Map No. 4/003 –Belfast City.

The Urban Landscape Wedge will:-

- break up the visual impact of the housing mass in the vicinity;
- provide protection for valuable open areas;
- help to define and retain the identities of the Whiterock/St. James and Lower Andersonstown area; and
- prevent the merger of the different urban communities.

There are four areas of open space identified within the Urban Landscape Wedge, the Whiterock Leisure Centre and adjacent playing fields, Falls Park, St. Gall's GAA pitch at Milltown Row and the Bog Meadows to the rear of St. Katherine's Road.

The Urban Landscape Wedge provides a linkage between the surrounding areas of open space. The designated LVRP/Bog Meadows/Whiterock Community Greenway Route (Designation BT 147/04) links the Bog Meadows Nature Reserve and Milltown Row to the Whiterock Leisure Centre playing fields via the Falls Park.

Two Sites of Local Nature Conservation Importance (SLNCIs) are designated, at Bog Meadows and Milltown Cemetery and two Local Landscape Policy Areas (LLPAs) are designated within the wedge, namely the Falls LLPA and the Milltown/Bog Meadows LLPA. The former provides important views and visual links to the Belfast Hills, and the latter is a significant open space feature on the

primary route into the city centre from the west. This LLPA contains mature trees, some of which are protected by a Tree Preservation Order.

Designation BT 082

Urban Landscape Wedge
Dundonald (Belfast)

A portion of the Dundonald Urban Landscape Wedge is designated between East Belfast and the Belfast District boundary at Dundonald as identified on Map No. 4/002 – Belfast City.

The Urban Landscape Wedge will:-

- break up the visual impact of the housing mass in the vicinity;
- provide protection for valuable open areas;
- help to define and retain the identities of the East Belfast and Dundonald areas; and
- prevent the merger of the different urban communities.

Knock Golf Course forms the most northerly section of the wedge and is identified as existing open space and also as a Local Landscape Policy Area (LLPA). The southern portion, within Belfast City Council, consists of the Dundonald Cemetery and is identified as part of the Dundonald Wedge LLPA.

The disused Comber railway line which runs along the District Council boundary is designated as a Site of Local Nature Conservation Importance and a community greenway.

The southern portion of this wedge at Dundonald Leisure Park lies within the Castlereagh Borough Council area and is designated accordingly as MCH 26 in the Castlereagh District Proposals, Volume 5 of the Plan.

Designation BT 083

Urban Landscape Wedge
Colin Glen (Belfast)

A portion of the Colin Glen Urban Landscape Wedge is designated between Suffolk, West Belfast and the Belfast District boundary as identified on Map No. 4/003 – Belfast City.

The Urban Landscape Wedge will:-

- break up the visual impact of the housing mass in the vicinity;
- provide protection for valuable open areas;
- help to define and retain the identities of the Suffolk and West Belfast area and the Dunmurry/ Colin areas; and
- prevent the merger of the different urban communities.

The northern section contains the Colin Glen Linear Park forest and riverside walkway. The southern part of the wedge is situated south of the Stewartstown Road following the path of the Colin Glen River Valley,

Suffolk Playing Fields, Colin Valley Golf Course, and amenity spaces along the Old Golf Course Road are located in this section. All of these areas have been identified as open space.

The Lagan Valley Regional Park/Colin Valley Golf Course Community Greenway runs the entire length of the wedge and is designated as ML 23/02 in the Lisburn District Proposals, Volume 3 of the Plan.

The majority of the wedge is designated as the Colin Glen Site of Local Nature Conservation Importance and as the Colin Glen Local Landscape Policy Area, both of which extend beyond the Metropolitan Development Limit. The Hannahstown Rural Landscape Wedge, Designation CA 02, lies adjacent to this Urban Landscape Wedge to the

north and protects the setting and rural character of Hannahstown and West Belfast.

A portion of Colin Glen Urban Landscape Wedge, between the Belfast District Plan boundary and the Colin/Dunmurry area, lies within the Lisburn City Council Area and is designated accordingly as ML 21 in the Lisburn District Proposals, Volume 3 of the Plan.

Policy for the control of development within Urban Landscape Wedges is contained in Policy UE 4 and, where applicable, Policy ENV 1 as set out in Part 3, Volume 1 of the Plan.

Clarification maps for the above designations are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Natural Environment

In addition to natural environment elements of the Plan, in relation to Belfast City Centre and Belfast Harbour Area, the Plan for Outer Belfast City:-

- designates 31 Sites of Local Nature Conservation Importance; and
- designates 61 Local Landscape Policy Areas.

Areas already designated for protection because of the national or international importance of their wildlife or natural features are identified in the Plan for information purposes. These designations are afforded planning protection through PPS 2: Natural Heritage.

Hazelwood Area of Scientific Interest (ASI) is located in the Outer Belfast City area and is identified on Map No. 2 - Environmental Designations in Volume 1 of the Plan. Refer to the Northern Ireland Environment Agency's website www.doeni.giv.uk/niea for details.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

Designation BT 084

Sites of Local Nature Conservation Importance

The following Sites of Local Nature Conservation Importance are designated in the locations identified on Map Nos. 4/001- 4/004 – Belfast City:-

BT 084/01	Alexandra Park
BT 084/02	Ballygomartin River, Glencairn
BT 084/03	Ballymiscaw (Geodiversity)
BT 084/04	Barnett's Demesne
BT 084/05	Belfast Hills – Divis / Ligoniel
BT 084/06	Bellevue Bridge
BT 084/07	Bellevue (Geodiversity)
BT 084/08	Belmont Glen
BT 084/09	Bladon Park
BT 084/10	Bog Meadows, M1 / Falls Road
BT 084/11	Campbell College and Ormiston
BT 084/12	Cave Hill / Collinward
BT 084/13	Clement Wilson Park
BT 084/14	Crumlin Road / Upper Hightown Road
BT 084/15	Dunmurry Schools
BT 084/16	Galwally

BT 084/17	Grounds at Stranmillis and Riddel Hall
BT 084/18	Inverary
BT 084/19	Ladybrook
BT 084/20	Lagan Meadows
BT 084/21	Lenadoon Dam
BT 084/22	Ligoniel Village
BT 084/23	Lower Carr's Glen
BT 084/24	Milltown Cemetery
BT 084/25	South of M1 Roundabout, Junction 1
BT 084/26	Springfield Pond / Highfield Glen
BT 084/27	Stormont
BT 084/28	Throne Woodland
BT 084/29	Upper Forth River
BT 084/30	Waterworks Park
BT 084/31	Woods at Glenmachan

Belvoir SLNCI

Belvoir SLNCI, which is designated as MCH 28/03 in Castlereagh District Proposals, Volume 5 of the Plan, also contains land within Belfast District.

Colin Glen SLNCI (Geodiversity)

Colin Glen Geodiversity SLNCI, which is designated as ML 11/01 in Lisburn District Proposals, Volume 3 of the Plan, also contains land within Belfast District.

Colin Glen – Hammils Bottom SLNCI

Colin Glen – Hammils Bottom SLNCI, which is designated as ML 11/02 in Lisburn District Proposals, Volume 3 of the Plan, also contains land within Belfast District.

Dundonald Old Railway Line SLNCI

Dundonald Old Railway Line SLNCI, which is designated as MCH 28/08 in Castlereagh District Proposals, Volume 5 of the Plan, also contains land within Belfast District.

Cave Hill / Collinward SLNCI

A portion of Cave Hill / Collinward SLNCI, Designation BT 084/12 also falls within Newtownabbey District.

Belfast Hills – Divis / Ligoniel SLNCI

Belfast Hills – Divis / Ligoniel SLNCI, Designation BT 084/05 also adjoins the Settlement Development Limit of Hannahstown.

Policy for the control of development within SLNCIs is contained in PPS 2: Natural Heritage.

Clarification maps are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) lie within and adjoining the Metropolitan Development Limit within Belfast City Council area and are designated in accordance with PPS 6: Planning, Archaeology and the Built Heritage.

They are areas considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

Designation BT 085

Local Landscape Policy Area
Alexandra

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings – Alexandra Park Lodge;
- Area of local amenity importance - Formal Victorian 'pleasure garden' based on the corridor of the Mile Water river; and
- Area of local nature conservation interest - Mature trees and pond which have biodiversity interest.

Designation BT 086

Local Landscape Policy Area
Ardmore

A Local Landscape Policy Area is designated as identified Map No. 4/003 - Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local nature conservation interest - Area bisected by railway line containing mature deciduous woodland area.

Designation BT 087

Local Landscape Policy Area
Avoniel

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Elmgrove Primary School and the Caretaker's House at 287a Beersbridge Road; and
- Area of local amenity importance – Public open green space with footpaths and the Conn's Water river corridor, in an area of high-density residential and industrial use.

Designation BT 088

Local Landscape Policy Area
Ballysillan

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance – Terraced playing pitches as part of outdoor sporting facilities which provide landscape value to the area.

Designation BT 089

Local Landscape Policy Area
Balmoral Golf Course

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance – Golf course which provides an important local landscape and visual amenity area, with significant groups of mature trees; and
- Area of local nature conservation interest – Golf course providing habitat for various species of flora and fauna.

Designation BT 090

Local Landscape Policy Area
Belfast Castle / Fortwillam

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – The Floral Hall and Belfast Castle;
- Archaeological sites and monuments and their surroundings - Five Caves:- Cave Hill and Crannog:- Ballygolan Fort, Hazelwood Crannog;
- Area of local nature conservation interest – Deciduous and coniferous woodland forming part of Cavehill Country Park; and
- Area of local amenity importance – A number of schools with associated sports grounds and boundary planting of mature trees which provide landscape and amenity value to the Antrim Road area and lower slopes of Cavehill.

Designation BT 091

Local Landscape Policy Area
Belfast Royal Academy

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Listed buildings and their surroundings - St. James's Church and Belfast Royal Academy.

Designation BT 092

Local Landscape Policy Area
Belmont Glen

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Lismachan House, 378 Belmont Road and Gate Lodge - 376 Belmont Road; and
- Area of local nature conservation interest – Woodland stream and glen with extensive views west and south over Belfast.

Designation BT 093

Local Landscape Policy Area
Belmont Park

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance – Sports grounds, allotment gardens and park with extensive views west to Belfast City and east to the hills; and
- Area of local nature conservation interest – Mature deciduous trees and groups of young trees.

Designation BT 094

Local Landscape Policy Area
Benview

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local nature conservation interest
  - Stream corridor running through undeveloped backland in a high-density residential area with views to the south.

Designation BT 095

Local Landscape Policy Area
Blanchflower / Patton

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Playing pitches and municipal parkland that provides an important landscape setting; and
- Area of local nature conservation interest – Mature deciduous trees.

Designation BT 096

Local Landscape Policy Area
Campbell / Ormiston

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed buildings and their surroundings – Ormiston, Campbell College School, Gate Lodge Campbell College, Cabin Hill Preparatory School and Netherleigh;
- Area of local amenity importance - A strategically important landscape wedge in the urban area; and
- Area of local nature conservation interest - Fine stands of mature trees.

Designation BT 097

Local Landscape Policy Area
Carr's Glen

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Archaeological sites, monuments and their surroundings – Unnamed Enclosures; and
- Area of local nature conservation interest – Steep-sided river valley with heavily wooded area, which includes specimen trees, formal pathways and planned open grassland areas.

Designation BT 098

Local Landscape Policy Area
Cherryvale

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Sports ground with playing pitches and informal public open space; and
- Area of local nature conservation interest - Important deciduous tree groups including mature poplars.

Designation BT 099

Local Landscape Policy Area
Cherryvalley

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local nature conservation interest - Knock River, which forms part of a landscape corridor with groups of deciduous trees and a road reservation area which has acquired landscape value.

Designation BT 100

Local Landscape Policy Area
Clarawood

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites, monuments and their surroundings – Church ruins and graveyard; and
- Area of local nature conservation interest - Arrangement of formal green spaces encompassing embankments, mature trees and local hill with panoramic views over Belfast.

Designation BT 101

Local Landscape Policy Area
Clifton 2

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed graveyard and its surroundings - Clifton Street Graveyard; and
- Area of local nature conservation interest – Mature deciduous trees.

Designation BT 102

Local Landscape Policy Area
Colin Glen

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local nature conservation interest -Extensive deciduous woodland area forming part of the Colin River valley which is of biodiversity interest; and
- Area of local amenity importance - A linear park / green wedge providing a continuous landscape of local significance.

A portion of the Colin Glen LLPA falls within Lisburn City Council area.

Designation BT 103

Local Landscape Policy Area
Cranmore / Bladon

A Local Landscape Policy Area is designated as identified on Map Nos. 4/003 & 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – 6 Osborne Gardens, 1 Bladon Park and 350 Lisburn Road;
- Area of local nature conservation interest - A major green wedge in the urban fabric which provides important visual links between the Lisburn Road and Malone Road; and
- Area of local amenity importance - Victorian municipal park (Drumglass Park).

Designation BT 104

Local Landscape Policy Area
Dundonald Wedge

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - A large and varied landscape wedge comprising Dundonald Cemetery and Dundonald Leisure Park; and
- Area of local nature conservation interest - Landscape corridor which bisects the urban area linking countryside to the north and south.

A portion of the Dundonald Wedge LLPA falls within Castlereagh Borough Council area.

Designation BT 105

Local Landscape Policy Area
Dunville

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings – Fountain, Dunville Park; and
- Area of local amenity importance - Victorian formal pleasure garden (Dunville Park), containing significant mature trees.

Designation BT 106

Local Landscape Policy Area
Falls

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Including walling, Superintendent's House, Vaults, Herdman Memorial, Inglis Memorial and Phillips Memorial;
- Area of local nature conservation interest – the City Cemetery, adjacent to Falls Park, has a particularly fine symmetrical layout, dates from the Victorian period and forms a green wedge link to the Belfast Hills; and
- Area of local amenity importance – Playing fields and BMX facilities.

Designation BT 107

Local Landscape Policy Area
Forth River / Wolf Hill / Ligoniel

A Local Landscape Policy Area is designated as identified on Map No. 1 - Belfast Countryside and Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites, monuments and their surroundings – Unnamed souterrain, and Unnamed Rath; and
- Area of local nature conservation interest - Major landscape corridor and green wedge linking the Belfast Hills to built-up areas in north and west Belfast, which contain several river corridors (Forth River, Ligoniel River and tributaries).

Designation BT 108

Local Landscape Policy Area
Glencairn

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites, monuments and their surroundings – Unnamed site:- Rath;
- Area of local nature conservation interest - The demesnes of two former estates (Glencairn House and Fernhill House) containing deciduous woodland, Ballygomartin River valley and mature trees; and

- Area of local amenity importance - High quality parkland with BMX facilities.

Designation BT 109

Local Landscape Policy Area
Glenmachan / Garnerville

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surrounding – Glenmachan Tower House; and
- Area of local nature conservation interest - Two glens with extensive mature woodland.

Designation BT 110

Local Landscape Policy Area
Grove

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - Grove Playing Fields which include bowling greens and associated facilities with links across to Alexandra Park to the south.

Designation BT 111

Local Landscape Policy Area
Half Moon Lake

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area include that listed below:-

- Area of local amenity importance - Open space around a lake in a high-density residential area.

Designation BT 112

Local Landscape Policy Area
Holy Cross

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings - Holy Cross Church; and
- Area of local nature conservation interest – Deciduous trees.

Designation BT 113

Local Landscape Policy Area Hunterhouse / Wedderburn /Rathmore

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Hunterhouse College, Gateway at Hunterhouse College and Convent of the Sacred Heart of Mary;
- Archaeological sites and monuments and their surroundings- Enclosure:- Rathmore; and
- Area of local nature conservation interest - Landscaped area containing heavily wooded area of deciduous trees and elevated grounds of several educational establishments (Hunterhouse College, St. Anne's Primary School, and Rathmore Grammar School) together with an informal park and groups of mature deciduous trees of individual quality.

Designation BT 114

Local Landscape Policy Area Knocknagoney

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Informal municipal park in a steep valley with views over Belfast Lough; and
- Area of local nature conservation interest – Well planted steep embankments and groups of mature deciduous trees surrounding apartment blocks.

Designation BT 115

Local Landscape Policy Area Knock Golf Course / Hospital Glen

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites and monuments and their surroundings – Unnamed site:- Spring; and
- Area of local nature conservation interest - Important landscape setting encompassing stream corridor and associated glen to the north of the Ulster Hospital with stands of mature deciduous trees.

A portion of the Knock Golf Course/Hospital Glen LLPA is situated within Castlereagh Borough Council Area.

Designation BT 116

Local Landscape Policy Area Ligoniel Park

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance and local nature conservation interest – Elevated park with panoramic views, water features and mature deciduous trees.

Designation BT 117

Local Landscape Policy Area
Loughview

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - A park including children's play area and boundary planting.

Designation BT 118

Local Landscape Policy Area
Lower Crescent

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings - Crescent Church; and
- Area of local amenity importance - A formal open space.

Designation BT 119

Local Landscape Policy Area
Malone Church

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings - Malone Presbyterian Church; and
- Area of local nature conservation interest - Mature deciduous trees.

Designation BT 120

Local Landscape Policy Area
Milltown / Bog Meadows

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Milltown Cemetery, Clark Canavan Cross, and Bowen Vault;
- Area of local amenity importance - Victorian cemetery and a nature reserve centred on a wetland area, which is a significant open space feature on a major route into the city from the west; and
- Area of local nature conservation interest – The Bog Meadows Local Nature Reserve and mature deciduous trees, some of which are the subject of a Tree Preservation Order.

Designation BT 121

Local Landscape Policy Area
Mountain Hill

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - Open space associated with housing area and the setting for St. Vincent de Paul's Church and Primary School, which has panoramic views over Belfast and provides a linkage to Ligoniel Park.

Designation BT 122

Local Landscape Policy Area
Musgrave

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity value - A municipal park with significant views of the Belfast Hills to the north; and
- Area of local nature conservation interest - Groups of mature deciduous and coniferous trees.

Designation BT 123

Local Landscape Policy Area
Oldpark

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance - A recreation area with an escarpment feature, formal pathways and panoramic views of Belfast.

Designation BT 124

Local Landscape Policy Area
Orangefield / Dixon

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites and monuments and their surroundings – Unnamed 17th century mill;
- Area of local amenity importance – A municipal park, playing fields and green space; and
- Area of local nature conservation interest - Knock River and mature trees.

Designation BT 125

Local Landscape Policy Area
Ormeau Park

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Bandstand and main entrance gates and railings;
- Area of local amenity importance - A planned municipal park with river frontage; and
- Area of local nature conservation interest – Mixed wooded parkland of deciduous and coniferous trees.

Designation BT 126

Local Landscape Policy Area
Pirrie Park

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Grounds of a preparatory school with playing pitches and linkage to Ormeau Park; and
- Area of local nature conservation interest - Significant groups of deciduous and coniferous trees.

Designation BT 127

Local Landscape Policy Area
River Lagan / Botanic

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites and monuments and their surroundings – Friar's Bush, Capella De Kilpatrick - Church Site and Unnamed Site - Mesolithic Occupation Site;
- Listed buildings and their surroundings – Includes King's Bridge, The Geology Building, The Palm House, War Memorial, The Queen's University of Belfast and Methodist College;
- Area of local amenity importance - Major landscape feature linking the grounds of a public park (Botanic Gardens) to the River Lagan; and
- Area of local nature conservation interest - Mature deciduous trees along the embankments of the River Lagan.

Designation BT 128

Local Landscape Policy Area
St. Mary's

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings – Dominican Convent;

- Area of local amenity importance - A secluded open space and playing fields in a built-up area; and
- Area of local nature conservation interest - Significant groups of mature deciduous trees.

Designation BT 129

Local Landscape Policy Area
Seaview

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Formal park; and
- Area of local nature conservation interest - A landscape corridor containing a river glen through a high density residential area.

Designation BT 130

Local Landscape Policy Area
Shandon / Gilnahirk

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Archaeological sites and monuments and their surroundings - Shandon Park Mound;
- Area of local amenity importance - Shandon Park Golf Course and contiguous elements of designed open space with major views north over Belfast; and
- Area of local nature conservation interest – Significant groups of deciduous trees.

A portion of the Shandon/Gilnahirk LLPA falls within Castlereagh Borough Council Area.

Designation BT 131

Local Landscape Policy Area
Shankill

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed buildings and their surroundings – Shankill Graveyard gateway, boundary wall and railings;
- Area of local amenity importance - Historical graveyard, now a formal park of local significance; and
- Area of local nature conservation interest – Groups of mature deciduous trees.

Designation BT 132

Local Landscape Policy Area
Somerton

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites, monuments and their

surroundings – Scheduled Monument - Fort William and Unnamed Site - Souterrain and Enclosure;

- Area of local nature conservation interest - Stands of mature trees and shrubs; and
- Area of local amenity importance – Allotment gardens.

Designation BT 133

Local Landscape Policy Area
Somme

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings – Grounds and setting to The Ulster Volunteer Hospital; and
- Area of local nature conservation interest - Stands of deciduous trees.

Designation BT 134

Local Landscape Policy Area
Springfield Park and Dam

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local nature conservation interest - Former mill pond with associated planting around its perimeter and stands of mature trees within the formal park, forming the nesting and feeding grounds of numerous species of wildfowl; and
- Area of local amenity importance – A small neighbourhood park that affords good views out over the adjacent pond and which forms an important green space in a densely built-up area.

Designation BT 135

Local Landscape Policy Area
Stormont

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:

- Listed buildings and their surroundings – Includes Parliament Buildings, Stormont Castle, Conservatory, Speaker's House, Lord Carson's Memorial and Gate Lodge, gates and screen;
- Area of local amenity importance - Designed grounds, the landscaped parkland around government buildings; and
- Areas of local nature conservation interest - Stream corridors and extensive deciduous woodland.

Designation BT 136

Local Landscape Policy Area
Strandtown

A Local Landscape Policy Area is designated as identified on Map No. 4/002 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Listed building and its surroundings - Strandtown Primary School;
- Area of local amenity importance - School grounds and playing fields in an area of high-density residential development; and
- Area of local nature conservation interest – Mature deciduous trees.

Designation BT 137

Local Landscape Policy Area
Strangford

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - Playing fields; and
- Area of local nature conservation interest - The perimeter of the playing fields containing mature deciduous trees and shrubs.

Designation BT 138

Local Landscape Policy Area
Stranmillis

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Archaeological sites and monuments and their surroundings – Moses Hill's House;
- Listed buildings and their surroundings - Includes 1 to 9 Mount Pleasant, Summer Hill, Mount Pleasant, Riddel Hall, Stranmillis College and Henry Garrett Building;
- Area of local nature conservation interest – Woodland, containing major tree groups in institutional and private grounds; and
- Area of local amenity importance – Landscaped area within a built-up area.

Designation BT 139

Local Landscape Policy Area
Strathearn

A Local Landscape Policy Area is designated as identified on Map No. 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance - School grounds and adjacent green space; and
- Area of local nature conservation interest - Significant groups of deciduous trees.

Designation BT 140

Local Landscape Policy Area
Trench

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance – Maintained landscaped area which forms an important green space in a residential area; and
- Area of local nature conservation interest - Groups of mature, mixed species trees.

Designation BT 141

Local Landscape Policy Area
Wandsworth Road

A Local Landscape Policy Area is designated as identified on Map Nos. 4/002 & 4/004 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance – Open space with mature trees, which makes a significant contribution to the treed character of the surrounding residential area.

Designation BT 142

Local Landscape Policy Area
Waterworks

A Local Landscape Policy Area is designated as identified on Map No. 4/001 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local nature conservation interest - Two large water features, one a former reservoir and the other part of a formal Victorian /Edwardian park based on a designated watercourse; and
- Area of local amenity importance – An area of recreational value in a high-density urban area - an important part of the landscape linkage from Alexandra Park to Carr's Glen.

Designation BT 143

Local Landscape Policy Area
West Kirk / Shankill Memorial Park

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local amenity importance – The grounds of West Kirk Presbyterian Church, a locally important building, associated hall to the rear, small formal open space on the eastern side, Shankill Memorial Garden to the west of the church which, together with tree and shrub planting, forms an important green space in a densely built-up area.

Designation BT 144

Local Landscape Policy Area
Willis's Lake

A Local Landscape Policy Area is designated as identified on Map No. 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local nature conservation interest - Attractive landscape feature based on a small lake with vegetation of biodiversity interest; and
- Area of local amenity importance – An important green space within a residential area which is fronted by a period house now in institutional use.

Designation BT 145

Local Landscape Policy Area
Woodvale Park

A Local Landscape Policy Area is designated as identified on Map Nos. 4/001 & 4/003 – Belfast City.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Area of local amenity importance – Victorian formal pleasure garden including a bandstand, bowling green and pavilion, children's playground, sports pitches, amenity planting and stands of mature trees;
- Area of local nature conservation interest – Mature trees and shrub plantings; and
- Listed building and its surroundings – Gate piers, gates and railings to Woodvale Road and Ballygomartin Road.

Policy for the control of development in Local Landscape Policy Areas is contained in Policy ENV 1 of Part 3, Volume 1, of the Plan.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Open Space, Sport and Outdoor Recreation

Belfast City Council (BCC) owns and manages a large variety of open space, sport and outdoor recreational areas throughout the City, including Victoria Park, Ormeau Park, Falls Park and Loughside Recreational Centre. The Council also owns and maintains playing fields and amenity areas. There are also a number of parks and glens along with the Belfast Hills, which prove vital for recreational activities within Belfast City Council area. Mallusk Golf Course is owned by the Council and is available for public use but is located within Newtownabbey Borough Council area outside the Metropolitan Development Limit.

There are a number of private golf courses, bowling, rugby, football and Gaelic facilities.

Prevailing regional planning policy for the protection of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy OS 1 of PPS 8 will apply to all areas of existing open space whether or not they are indicated in the Plan Proposals Map for information

Areas of existing open space, above one hectare, within Outer Belfast City are listed below and identified for information only on Map Nos. 4/001-4/004, Belfast City.

Map No. 4/001 – Belfast City

- Cavehill Country Park and Belfast Zoo, Antrim Road - Country park, Belfast Castle and Belfast Zoo;
- Old Throne Wood, Antrim Road - Mature woodland;
- Fortwilliam Golf Course, Antrim Road - Golf Course;
- Ben Madigan Prep. School, Antrim Road - Private playing fields;
- Shore Road Playing Fields, Shore Road - BCC playing fields;
- Loughside Park, Shore Road - Small park;
- Loughside Recreation Centre, Shore Road - BCC sports pitches;
- Mountcoole Playing Fields, Mountcoole Park - Private playing fields;
- Carr's Glen Linear Park, Ballysillan Road - Linear park;
- Cliftonville Golf Course, Westland Road - Golf course;
- Belfast Girls' Model School, Dunkeld Gardens - Private playing fields;
- Waterworks, Antrim Road - Park, lakes and sports pitches;
- Cliftonville FC, Solitude, Cliftonville Street - Football ground;
- Seaview Allotments, Premier Drive - Former allotments;
- Northwood Linear Park, Premier Drive - Linear Park;
- Crusaders FC, Seaview, Shore Road - Football ground;
- Grove Playing Fields, North Queen Street - BCC sports pitches;
- Brantwood FC, Jellicoe Avenue - Football ground;
- Alexandra Park, Antrim Road - Urban park;
- Cliftonville Playing Fields, Cliftonville Road - BCC sports pitches;
- Marrowbone Park, Oldpark Road - BCC sports pitches;
- Ballysillan Leisure Centre, Ballysillan Road - BCC sports pitches;
- St. Gabriel's Secondary School, Crumlin Road - Private playing fields;
- Glenbank Park, Ligoniel Road - Small park;
- Ligoniel Park, Mountainhill Road – Park;
- Ligoniel Playground, Old Mill Road - BCC playground;
- Ligoniel River Glen, Mill Avenue - River glen;
- Forthriver Drive - Large grassed area;
- Michelle Baird Memorial Playground, Forthriver Road /Drive - Playground and sports pitch;
- Forth River Glen Linear Park, Forthriver Road - Linear park;
- Forthriver Crescent - Grassed area;
- Clarendon Park, Somerdale Park - BCC sports pitches;
- Glencairn Park, Glencairn Road - Large park;
- Woodvale Cricket Club and Forthriver Bowling and Tennis Club, Woodvale Road - Sports pitches;
- Woodvale Park, Woodvale Road - Park with sports pitches;
- Hammer Youth Resource Centre, Agnes Street - BCC sports pitches;
- Shankill Parade - Large grassed area;
- Paisley Park, West Circular Road - BCC sports pitches;

- Springhill Primary School, Ballygomartin Road - Private sports pitches.

Map No. 4/002 – Belfast City

- Glentoran FC, The Oval, Mersey Street - Football ground;
- King George V Playing Fields, Mersey Street - BCC sports pitches;
- Blanchflower Park, Holywood Road - BCC sports pitches;
- Tommy Patton Memorial Park, Holywood Road - BCC sports pitches;
- Aircraft Park, Holywood Road - Private sports pitches;
- Harland & Wolff Welders FC, Holywood Road - Football ground;
- Ashfield Boys and Girls High School, Holywood Road - Private sports pitches;
- Knocknagoney Park, Holywood Road – Park;
- Belmont Park, Circular Road - Large park;
- CIYMS Sports Ground, Circular Road - Private sports pitches;
- Strathearn School, Belmont Road - Private sports pitches;
- Campbell College, Belmont Road - Private sports pitches;
- Stormont Estate, Upper Newtownards Road – Parkland;
- The Pavilion, Stormont Estate, Upper Newtownards Road - Private sports pitches;
- Knock Golf Course, Upper Newtownards Road - Golf course;
- Abbey Park - Large grassed area;
- Strandtown Primary School, North Road - Private playing fields;
- Ballymacarrett Walkway, Dee Street - Landscaped walkway.

Map No. 4/003 – Belfast City

- Blackmountain Grove - Large grassed area;
- Springhill Avenue - Landscaped walkway;
- Corpus Christi College, Beechmount Parade - Private playing fields;
- Corrigan Park, Whiterock Road - Private sports pitch;
- McCrory Park, Whiterock Road - Private sports pitch;
- Beechmount Leisure Centre, Falls Road - BCC sports pitches;
- St. Dominic's Grammar School & St. Rose's High School, Falls Road - Private playing fields;
- Dunville Park, Falls Road - Urban park;
- Gortnamona GAC Pitch, Springfield Road - Private sports pitch;
- Whiterock Leisure Centre, Whiterock Road - BCC sports pitches;
- Falls Park, Falls Road - Large urban park with sports pitches;
- Bog Meadows, St. Katherine Road - Local Nature Reserve;
- St. Gall's GAC Pitch, Milltown Row - Private sports pitch;
- Windsor Park Football Ground, Olympia Drive - Football ground;
- Midgely Park, Olympia Drive - Sports pitch;
- Olympia Leisure Centre, Boucher Road - BCC sports pitches;

- Drumglass Park, Lisburn Road - Urban park;
- Boucher Road Playing Fields, Boucher Road - BCC sports pitches;
- St. Teresa's GAC Pitch, Glen Road - Private sports pitch;
- St. Mary's Christian Brothers' Grammar School, Glen Road - Private playing fields;
- La Salle Junior School, Glen Road - Private playing fields;
- Colin Glen Forest Park, Glen Road - Forest park;
- Donegal Celtic FC, Suffolk Road - Football ground;
- Half Moon Lake, Suffolk Road - Small lake;
- Lenadoon Park, Lenadoon Avenue - BCC sports pitches;
- St. Paul's GAC Pitch, Shaws Road - Private sports pitch;
- Sarsfield's GAC Pitch, Stewartstown Avenue - Private sports pitch;
- Shaws Road - Grassed area;
- Slievegallion Playing Fields, Slievegallion Drive - BCC sports pitches;
- North Link Playing Fields, North Link - BCC sports pitches;
- St. Genevieve's High School, Andersonstown Road - Private playing fields;
- Andersonstown Leisure Centre, Andersonstown Road - BCC sports pitches;
- Casement Park, Andersonstown Road - County Antrim GAA ground;
- Musgrave Park, Stockman's Lane - Large urban park with sports pitches;
- RBAI Playing Fields, Cranmore, Malone Road - Private playing fields;
- RBAI Playing Fields, Osborne, Malone Road - Private playing fields;
- Strangford Avenue Playing Fields, Strangford Avenue - BCC sports pitches;
- Balmoral Golf Course, Lisburn Road - Golf Course;
- Wedderburn Park & Playing Fields, Finaghy Road South - Park with sports pitches;
- Woodlands Playing Fields, Finaghy Road North - BCC sports pitches;
- Balmoral High School, Black's Road - Private playing fields;
- Suffolk Playing Fields, Carnamore Park - BCC sports pitches;
- Kells Avenue - Large grassed area.

Map No. 4/004 – Belfast City

- Grosvenor Recreation Centre, Genoa Street - BCC sports pitch;
- McClure Street - Grassed area;
- River Lagan Walkway, Lower Ormeau - Landscaped walkway;
- Ravenhill Reach, Ormeau Embankment - Landscape area and walkway;
- Ormeau Park and Playing Fields, Ormeau Embankment - Parkland with sports pitches;
- Ormeau Golf Course, Ravenhill Road - Golf course;
- Pirrie Park Playing Fields (Methodist College), Ardenlee Avenue - Private playing fields;
- Cregagh Memorial Recreational Gardens, Gibson Park Avenue - Sports pitch;
- Gibson Park, Gibson Park Gardens - Private sports pitches;

- Loopland Playing Fields, Ladas Way - BCC sports pitches;
- Avoniel Leisure Centre, Avoniel Road - BCC sports pitches;
- Flora Street Walkway, Beersbridge Road - Landscaped walkway;
- Dixon Playing Fields, Grand Parade - BCC sports pitches;
- Greenville Park, Grand Parade - Small park;
- Orangefield Park and Playing Fields, Grand Parade - Large park with sports pitches;
- Orangefield High School, Houston Park - Private playing fields;
- Grosvenor Grammar School, Marina Park - Private sports pitches;
- Laburnum Playing Fields, Prince Regent Road - BCC sports pitches;
- Clara Park Playing Fields, Knockwood Crescent - BCC sports pitches;
- Shandon Park Golf Course, Shandon Park - Golf course;
- Ravenhill Rugby Ground, Ravenhill Park - Ulster rugby ground;
- Cherryvale Sports Ground, Ravenhill Road - BCC sports pitches;
- Ormeau Playing Fields, Ormeau Road - BCC sports pitches;
- Botanic Gardens, Stranmillis Road - Large park;
- Queen's University Physical Education Centre, Botanic Gardens - Sports pitches;
- Annadale Embankment - Grassed areas;
- Annadale Allotments, Annadale Embankment - BCC allotments;
- Wellington College, Carolan Road - Private sports pitches;
- Cleaver Hockey Pitches, Cleaver Park - Private sports pitches;
- RBAI Playing Fields, Bladon, Bladon Park - Private sports pitches;
- PSNI Athletic Association Playing Fields, New Forge Lane - Private sports pitches.

Proposed Open Space

Proposal BT 146

Open Space
Land on Skegoneill Avenue
West of the junction with York Road

0.39 hectares of land at Skegoneill Health Centre are identified for the provision of Open Space as indicated on Map No. 4/001- Belfast City.

Belfast City Council has indicated its intention to develop this area as open space as part of an overall scheme to provide a new health 'super centre' within the boundaries of Grove Playing Fields, York Road.

Prevailing regional planning policy for the control of development on land identified for the provision of open space is contained in PPS 8: Open Space, Sport and Outdoor Recreation.

Policy for the control of development on land identified for the provision of open space is contained within Policy OS 2 as set out in Part 3, Volume 1 of the Plan.

Community Greenways

The Plan Proposals promote the concept of Community Greenways which seek to re-establish corridor links between parks and natural areas to create a network of urban open space. Greenways provide places for both recreation and exercise, alongside opportunities for pedestrian and cycle routes as well as wildlife habitats. Both publicly owned space and private lands are included.

Designation BT 147

Community Greenways

Community Greenways are designated in the following areas as identified on Map No. 3/001 – Belfast Harbour Area and on Map Nos. 4/001 - 4/004 - Belfast City.

BT 147/01	Carr's Glen / Waterworks
BT 147/02	Forth River / Glencairn / Ligoniel
BT 147/03	Shore Road / Belfast Hills
BT 147/04	LVRP / Bog Meadows / Whiterock Route
BT 147/05	Ballymurphy Route
BT 147/06	Comber Greenway (Belfast)
BT 147/07	Odyssey / Tullycarnet Park / Ormeau Park
BT 147/08	Odyssey / Stormont
BT 147/09	North Belfast / South Belfast / LVRP

The Odyssey/Tullycarnet Park/Ormeau Park Community Greenway (Designation BT 147/07) and the Odyssey/Stormont Community Greenway (Designation BT 147/08) extend beyond the Outer Belfast City area into both Belfast City Centre and Belfast Harbour Area.

These designated Community Greenways also link into the Newtownabbey, Castlereagh and Metropolitan Lisburn network of Community Greenways as detailed in the relevant District Volumes. The National Cycle Network along the Belfast Lough shore also forms a component part of the Community Greenway network in the area.

Designation BT 147/07 - Odyssey / Tullycarnet Park / Ormeau Park Community Greenway

The eastern part of this Community Greenway falls within Castlereagh District but is designated in this volume.

Lady Dixon/Belfast Hills Community Greenway

The southern part of the Lady Dixon/Belfast Hills Community Greenway falls within Belfast District but is designated as ML 23/01 in the Lisburn District Proposals, Volume 3 of the Plan.

Annadale / LVRP Community Greenway

The northern part of the Annadale / LVRP Community Greenway falls within Belfast District and the southern part of the Annadale / LVRP Community Greenway falls within Lisburn District but it is designated as MCH 41/01 in the Castlereagh District Proposals, Volume 5 of the Plan.

Annadale / Castlereagh Escarpment Community Greenway

The northern part of the Annadale / Castlereagh Escarpment Community Greenway falls within Belfast District but is designated as MCH 41/02 in the Castlereagh District Proposals, Volume 5 of the Plan.

Loughshore to Belfast Community Greenway

The southern portion of the Loughshore to Belfast Community Greenway falls within Belfast District but is designated as MNY 48/02 in the Newtownabbey District Proposals, Volume 5 of the Plan.

A portion of the Holywood Community Greenway falls within Belfast District but is designated as HD 18 in the North Down District Proposals, Volume 7 of the Plan.

Further details of the designated Community Greenways, including maps and route information are available in the BMAP Community Greenway

Clarification Booklet on the Department's Planning NI website www.planningni.gov.uk or from the Local Area Planning Office.

Policy for the control of development within a designated Community Greenway is contained in Policy OS 1 as set out in Part 3, Volume 1, of the Plan.

Education, Health, Community and Cultural Facilities

Health

Proposal BT 148

Health Use

The following sites are identified for Health Use as shown on Map Nos. 4/001 - 4/004, Belfast City.

BT 148/01	Lincoln Avenue
BT 148/02	Andersonstown Road
BT 148/03	Agnes Street
BT 148/04	Grove, York Road
BT 148/05	Holywood Arches
BT 148/06	Lisburn Road

Policy for the protection of land proposed for health facilities is contained in Policy CF 1 in Part 3, Volume 1, of the Plan.

Education

Proposal BT 149

Education Use

The following sites are identified for Education Use as shown on Map Nos. 4/001 and 4/003 – Belfast City.

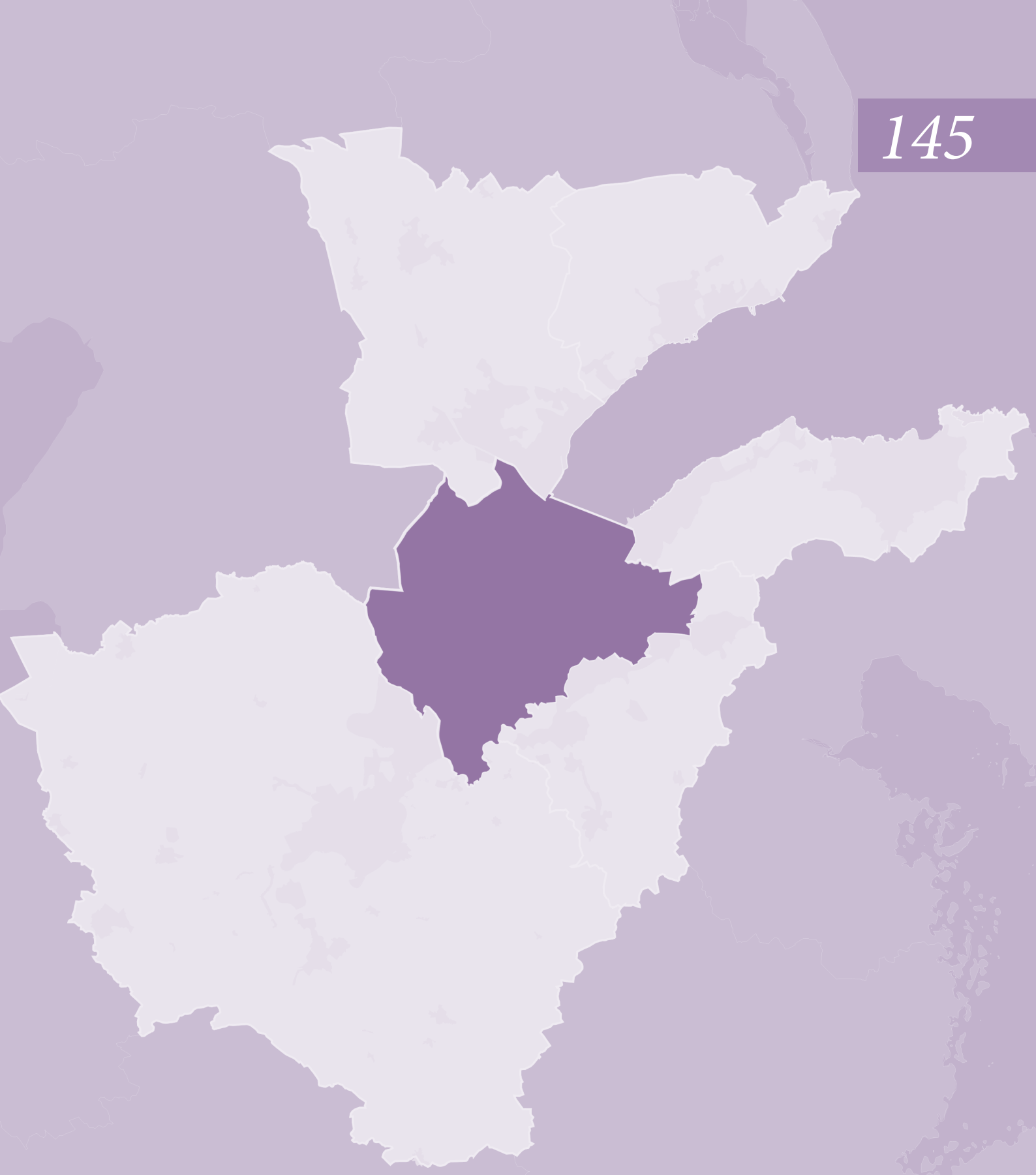
Primary

BT 149/01	St. John's / St. Gall's / St. Catherine's, Lanark Way

Higher and Further Education

BT 149/02	Springvale, Springfield Road

Policy for the control of development on the above sites is contained in Policy CF 1 in Part 3, Volume 1, of the Plan.



The Rural Area

Part 4 Volume 2

The Rural Area

Background

Whilst Belfast City Council area is predominantly urban, it contains a portion of open countryside outside the Metropolitan Development Limit. This comprises a small area of upland landscape at Craigantlet to the east of the City, 'the Belfast Hills', which frame the city to the north and west and part of the Lagan Valley Regional Park to the south.

'The Belfast Hills' are a striking landscape feature which provides Belfast City with its unique natural setting. While the Hills have suffered a substantial degree of degradation over the years, the rich historic landscape, natural diversity and scenic attractions make them a valuable resource which needs to be carefully managed.

The Belfast Hills Partnership Trust recognises the Belfast Basalt Escarpment and Carnmoney Hill as areas which require conservation and management. Its aim is to conserve, protect and enhance the natural, built and cultural heritage, provide opportunities for responsible countryside enjoyment, and contribute to the quality of life for residents of the hills and the adjoining communities.

The Hills contain an abundance of flora and fauna, significant archaeological features and a variety of landscapes, including pastural farmland, cliffs, upland moors, wooded glens and formal landscapes.

The Belfast Basalt Escarpment was identified in the Northern Ireland Landscape Character Assessment 2000 as an area of scenic quality. A large portion of the Escarpment is in the Belfast City Council area, with other sections lying within the Lisburn City and Newtownabbey Borough Council areas. The Belfast Basalt Escarpment forms a significant backdrop to Belfast, helping to create a distinctive landscape setting for the City and the wider Belfast Metropolitan Area (BMA).

The Craigantlet Escarpment was also identified in the Northern Ireland Landscape Character Assessment 2000 as an area of scenic quality. It forms a significant backdrop to east Belfast, helping to create a distinctive landscape setting for the City and the wider BMA. The Escarpment also stretches across North Down and Castlereagh Borough Council areas.

There are three distinct nodes of development at Hannahstown to the west of Belfast City.

Regional Policy Context

In recognising the environment as one of Northern Ireland's most important assets, the RDS, under RG 11, seeks to conserve, protect and, where possible, enhance our built heritage and our natural environment.

Aims to achieve this as outlined in the RDS seek to:

- Sustain and enhance biodiversity;
- Protect and manage important geological and geomorphological features;
- Protect, enhance and manage the coast;
- Recognise and promote the conservation of local identity and distinctive landscape character;
- Conserve, protect and, where possible, enhance areas recognised for their landscape quality; and
- Protect designated areas of countryside from inappropriate development (either directly or indirectly) and continue to assess areas for designation.

The RDS states that the Belfast Metropolitan Urban Area (BMUA) has a significant natural setting bounded by Belfast Lough and Hills, with the Lagan Valley running through it. It seeks to protect and enhance the quality of the setting of the BMUA and its environmental assets (SFG 5).

The Department's regional planning policies for the protection of conservation interests are currently set out in PPS 2: Natural Heritage, PPS 6: Planning, Archaeology and the Built Heritage and PPS 6 (Addendum): Areas of Townscape Character.

Other regional planning policies in relation to the environment, including protection of rural landscapes, assessment of environmental effects of proposals and Areas of Outstanding Natural Beauty (AONB), are set out in PPS 21: Sustainable Development in the Countryside and A Planning Strategy for Rural Northern Ireland.

Rural Area Strategy

The RDS and the overall Plan Strategy in Part 2, Volume 1, of the Plan set an important role for the Rural Area adjacent to Belfast City, which is to provide a protective landscape setting.

The Plan seeks to protect the distinctive setting of the BMA and the rural character of Belfast Hills, to provide opportunities for recreation and conservation, and to reconcile potential conflicts between various land uses through the combination of the following:-

- Designation of Areas of High Scenic Value at Belfast Basalt Escarpment and Craigantlet Escarpment (Designation COU 5, Part 3, Volume 1, of the Plan) a number of Local Landscape Policy Areas (straddling the City boundary and at Hannahstown, and a Rural Landscape Wedge to conserve the scenic qualities of the area and promote their enjoyment;
- Conservation of the biodiversity and ecological richness of the area through the designation of seven Sites of Local Nature Conservation Importance (SLNCIs);
- Designation of 13 access points to Belfast Hills at which appropriate, limited access and small-scale visitor facilities could be accommodated to encourage responsible public use for recreation; and
- Designation of a small settlement at Hannahstown.

Complementary policies applying to most of these designations are contained in the Strategic Plan Framework in Part 3, Volume 1, of the Plan. The designations specific to the rural area are shown on Map No. 1 – Belfast Countryside.

Small Settlement

Hannahstown

Designation HN 01

Settlement Development Limit Hannahstown

A Settlement Development Limit is designated as identified on Map No. 5 – Hannahstown.

Hannahstown is a small settlement comprised of three separate nodes. The Settlement Development Limit is designated to reflect this and also to protect the landscape setting and important landscapes, and to prevent ribbon development and coalescence with the City of Belfast.

Natural Environment

Local Landscape Policy Areas

Local Landscape Policy Areas (LLPAs) lie within or adjoining the settlement development limit and are designated in accordance with PPS 6: Planning, Archaeology and the Built Heritage. They are considered to be of greatest amenity value, landscape quality or local significance and are worthy of protection from undesirable or damaging development.

Designation HN 02

Local Landscape Policy Area
Hannahstown Hill

A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 5 – Hannahstown.

Those features, or combination of features, that contribute to the environmental quality, integrity or character of this area includes those listed below:-

- Locally significant building and its surroundings – St. Joseph's Church built in the mid 19th century, together with its graveyard;
- Archaeological site and its surroundings – A souterrain, located in the graveyard adjoining St. Joseph's Church;
- Area of local amenity importance – The church is situated on a steep south west facing slope of Black Mountain and has superb views; and
- Area of local nature conservation interest – Watercourse and associated vegetation.

Designation HN 03

Local Landscape Policy Area
Upper Springfield Road

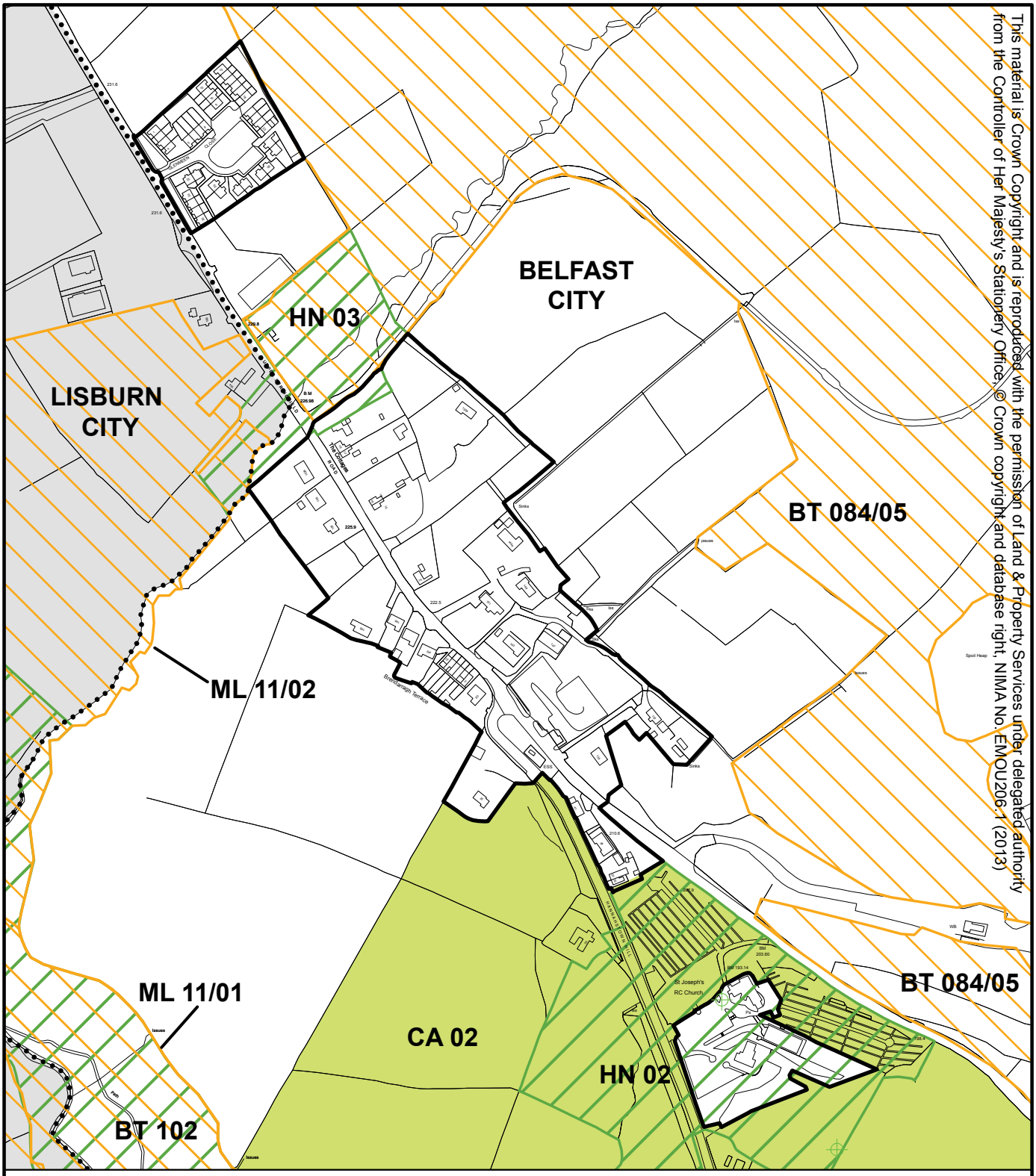
A Local Landscape Policy Area is designated as identified on Map No. 1 – Belfast Countryside and Map No. 5 – Hannahstown.

Those features, or combination of features, that contribute to the environmental quality, integrity or character of this area includes that listed below:-

- Area of local nature conservation interest – Watercourse and associated vegetation.

Policy for the control of development in LLPAs is contained in Policy ENV 1 in Part 3, Volume 1 of the Plan.

Clarification maps and, for information purposes, further details on the features of each LLPA are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.



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Belfast Metropolitan Area Plan 2015
Map No.5 - Hannahstown

- Council Boundary
- Settlement Development Limit
- Rural Landscape Wedge
- Local Landscape Policy Area
- Site of Local Nature Conservation Importance

The entire area of this map, including within the Settlement Development Limit, lies within an Area of High Scenic Value. Refer to Countryside and Coast Proposals in Volume 1 for details - Designation COU 5/04.
See Belfast Countryside Proposals for details of Rural Landscape Wedge Designation CA 02, LLPA Designation BT 102, SLNCI Designation BT 084/05 and Lisburn District Proposals for details of SLNCI Designations ML 11/01 & ML 11/02.

For Information Only:

- Archaeological Site and Monument (Unscheduled)

0 100 200 Metres N

Countryside

Areas of High Scenic Value

A portion of two Areas of High Scenic Value (AOHSV), the Belfast Basalt Escarpment and Craigantlet Escarpment are located within Belfast City Council Area and are designated at COU 5/04 and COU 5/09 in Part 3, Volume 1, of the Plan.

These Areas of High Scenic Value are identified on Map No. 1 – Belfast Countryside in this volume and on Map No. 5 - Belfast Basalt Escarpment and No. 7 - Craigantlet Escarpment in Volume 1 of the Plan. These maps show the extent of the AOHSV designations which run across council boundaries.

Belfast Basalt Escarpment

The distinctive landform of Belfast Basalt Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value at COU 5/04. The edge of the Antrim Plateau is well defined as the steep basalt scarp slope that stretches from Lisburn to Newtownabbey, providing a dramatic backdrop to the northern and western edges of Belfast.

Craigantlet Escarpment

The unique landform of the Craigantlet Escarpment was identified in the Northern Ireland Landscape Character Assessment as an area of scenic quality and is designated in the Plan as an Area of High Scenic Value at COU 5/09. The landform of Craigantlet Escarpment is a prominent ridge stretching from east Belfast to Holywood. The proximity of the urban area, coupled with easy accessibility, makes the hills an important recreational resource.

Policy for control of development in Areas of High Scenic Value is contained in Policy COU 6 in Part 3, Volume 1 of the Plan.

Area of International / National Nature Conservation Importance

Areas already designated for protection because of the national or international importance of their wildlife or natural features are identified in the Plan for information purposes. These designations are given planning protection through PPS 2: Natural Heritage.

A portion of the Craigantlet Woods Area of Significant Scientific Interest (ASSI) is located in the Belfast rural area and is identified on Map No. 2 -Environmental Designations in Volume 1 of the Plan. A portion of this ASSI is located within Castlereagh Borough Council area.

Please refer to the Northern Ireland Environment Agency's website www.doeni.gov.uk/niea for details.

Sites of Local Nature Conservation Importance

Sites of Local Nature Conservation Importance (SLNCIs) are designated in accordance with PPS 2: Natural Heritage. Sites are identified on the basis of their flora, fauna or earth science interest.

Designation CA 01	
Sites of Local Nature Conservation Importance	
The following Sites of Local Nature Conservation Importance are designated as identified on Map No. 1 – Belfast Countryside:-	
CA 01/01	Ballydrain Lake
CA 01/02	Ballygomartin Sill Geodiversity
CA 01/03	Belfast Hills - Squire's Hill
CA 01/04	Carr's Glen Geodiversity
CA 01/05	Crow Glen Geodiversity
CA 01/06	Floodplain around Eel Weir

CA 01/07	Sir Thomas and Lady Dixon Park

Portions of two of the above SLNCIs, Designations CA 01/06 and CA 01/07, also fall within Lisburn District.

Two SLNCIs, which are designated in the Lisburn District Proposals, Volume 3 and Castlereagh District Proposals, Volume 5, also fall within Belfast District:

- Part of Craigantlet Woods SLNCI falls within Belfast District but is designated as MCH 28/05 in Castlereagh District Proposals, Volume 5 of the Plan.
- Part of Edenderry to Giant's Ring SLNCI falls within Belfast District but is designated as EY/02 in Lisburn District Proposals, Volume 3 of the Plan.

Policy for the control of development within the above SLNCIs is contained in PPS 2: Natural Heritage.

Clarification maps are available on the Department's Planning NI website www.planningni.gov.uk or from the local Area Planning Office.

Rural Landscape Wedge

Designation CA 02

Rural Landscape Wedge Hannahstown

A Rural Landscape Wedge is designated between West Belfast and Hannahstown as identified on Map No. 1 - Belfast Countryside and Map No. 5 - Hannahstown.

The designated Rural Landscape Wedge will:-

- distinguish and maintain the separate identities of Hannahstown and West Belfast;
- prevent the three separate nodes that make up the Hannahstown settlement from merging with the City of Belfast;
- provide an important element in defining and protecting the setting of Hannahstown and the City of Belfast Landscape Character Area 'Belfast Basalt Escarpment'; and
- maintain the rural character of the countryside.

The Rural Landscape Wedge is primarily agricultural and provides valuable access to the countryside. The entire wedge is also designated within the Belfast Basalt Escarpment Area of High Scenic Value.

The Lady Dixon Park /Belfast Hills Community Greenway which is designated as ML 23/01 in the Lisburn District Proposals, Volume 3 of the Plan, runs through the bottom part of the wedge linking the Lagan Valley Regional Park to Colin Glen Linear Park and the Belfast Hills. Part of the wedge is designated as the Colin Glen Local Landscape Policy Area. This provides a continuous landscape link from the Lagan Valley Regional Park to the Belfast Hills. The Colin River traverses the site from the northwest to the southwest and the Colin Glen Geodiversity Site of Local Nature Conservation Interest is designated along part of the river.

Proposals for development within Rural Landscape Wedges will be determined in accordance with Plan Policy COU 1, and where applicable, Plan Policy ENV 1 as contained in Part 3, Volume 1, of the Plan.

The Belfast Hills Access Points

Designation CA 03

Belfast Hills Access Points

The following Access Points are designated in the locations identified on Map Nos. 4/001 & 4/003 - Belfast City and Map No. 1 – Belfast Countryside:-

CA 03/01	Colin Glen (existing)

CA 03/02	Upper Springfield Road (proposed)
CA 03/03	Whiterock Road (existing)
CA 03/04	Ballygomartin Road (proposed)
CA 03/05	Lyndhurst View Park (proposed)
CA 03/06	Glencairn Road, Forthriver (existing)
CA 03/07	Wolfhill Grove, Mill Avenue (existing)
CA 03/08	Horseshoe Bend, Crumlin Road (existing)
CA 03/09	Carr's Glen, Ballysillan Road (existing)
CA 03/10	Upper Cavehill Road (existing)
CA 03/11	Downview Park West (existing)
CA 03/12	Antrim Road (existing)
CA 03/13	Belfast Zoo, Antrim Road (existing)

'The Belfast Hills' are important for their landscape, natural heritage and visual amenity; however, they also have an important role in education, tourism and as a resource for countryside recreation. Much of the land within 'the Belfast Hills' is privately owned which limits formal access. A series of access points are designated to improve accessibility and provide for small scale interpretation/visitor facilities.

A number of the access points currently exist and a number are proposed to provide opportunities for future development. The status of each of the access points within Belfast City Council is detailed above.

A number of access points are located within the BMA countryside and Belfast Basalt Escarpment AOHSV as designated at COU 5/04 in Part 3, Volume 1 of the Plan. A number also fall within designated SLNCIs, LLPAs and existing open space.

Policy for the control of development within these designated access points is contained in Policy COU 8 in Part 3, Volume 1, of the Plan.

The Lagan Valley Regional Park

Background

The Lagan Valley Regional Park is a valuable asset for the population of the Belfast Metropolitan Area. It has an integral position adjacent to Belfast and is a huge recreational resource, covering 2116 hectares and stretching for 13 miles along the River Lagan from Belfast City to Lisburn City. It is situated partly within each of Belfast, Castlereagh and Lisburn Council areas.

Lagan Valley Regional Park - Belfast City Council Area

Most of that part of the Park situated within the Belfast City Council area comprises amenity parklands. The area became an attractive location for the early industrialists of Belfast, whose successors built large houses and created the distinctive planted demesnes.

With the cessation of commercial navigation, the lock gates (which were constructed to control the water level) were removed and the river was managed solely for drainage purposes. Recently there has been a growing awareness of the conservation, recreational and tourism potential of the river, towpath and canal. There have been improvements in the water quality of the River Lagan over the years and water activities, such as angling, canoeing, rowing and motor boating currently take place on the river.

Public parks cater for a wide range of casual recreation and include Clement Wilson, Barnett Demesne and Sir Thomas and Lady Dixon. Many of the structures and features within public parks and open spaces are worthy of conservation and the

parks themselves are irreplaceable amenities. Picnic areas, seating and viewpoints are provided at various locations including along the towpath, the unifying factor for casual recreation in the Park.

Recreation areas make a major contribution to the enjoyment of the Park, as well as playing a vital role in sustaining the well-established parkland character. There are a number of public open space areas and also many privately-owned recreational facilities, including the Belfast Boat Club, the YMCA at Knightsbridge Park, Queen's University sports pitches at the House of Sport, Dub Lane, the internationally renowned Mary Peters Track, and Dunmurry and Malone golf courses.

Within the Park, existing urban areas provide services for the wider park area and provide access to the Park at locations such as the Stranmillis Embankment, Lagan Meadows, Knightsbridge Park and the Mary Peters Track. The attractive nature of the Park and its location at the edge of Belfast City has resulted in pressure for development.

Lagan Valley Regional Park Strategy

The RDS states the importance of Lagan Valley Regional Park as a unique asset and sets a clear policy direction for its future role. The overall Plan Strategy refers to the Park as a key element of protecting the natural environment.

The Plan seeks to protect and, where possible, enhance the natural and man-made heritage of the Park and the conservation of its essential character. For that part within Belfast Council area, the Planning Actions are:-

- specific additional policy for the control of development (Policy COU 12 in Part 3, Volume 1 of the Plan) within the urban parts of the Park. This seeks to balance a presumption in favour of urban development with need to protect and enhance the Park's character in an environmentally selective manner, and to resist pressure from inappropriate development;
- specific additional policy for the control of development (Policy COU 10 in Part 3, Volume 1 of the Plan) outside the urban parts of the Park particularly to ensure the conservation of its high quality landscapes;
- designation of six Nodes and a specific policy (Policy COU 11 in Part 3, Volume 1 of the Plan) for control of development to focus the opportunity for sympathetic recreational, tourist-related and educational-related facilities in appropriate locations within the Park, based on existing activities;
- additional protection of natural environment and heritage features by designation of two Local Landscape Policy Areas and designation of seven Sites of Local Nature Conservation Importance, to conserve and enhance the ecological richness of the Park (see section on Outer Belfast City); and
- additional protection of built environment features by designation of one Area of Townscape Character and two Historic Parks, Gardens and Demesnes to conserve the Park's man-made heritage and promote its wider public appreciation (see section on Outer Belfast City).

Collectively these actions are also intended to protect the area for formal and informal recreation, thus maintaining the overall level of provision, and encouraging appropriate additional visitor facilities to further enhance use for recreation and tourism.

Much of the above package of Plan Policies and designations for the Lagan Valley Regional Park is contained in Part 3, Volume 1, of the Plan or earlier in this Belfast District Proposals Volume, under the Section 'Outer Belfast City'. The areas of designation are shown on Map No. 1 – Belfast Countryside and Map No. 4/004 – Belfast City.

Other parts of the Park which are situated in Castlereagh and Lisburn City Council areas are addressed in the corresponding District Proposals Volumes.

Lagan Valley Regional Park Nodes

Within the Nodes, favourable consideration will be given to the provision of seating, picnic areas, public art, safety lighting, pathways, footpaths, bridges and viewpoints of an appropriate scale, provided they visually integrate into the Park. These would assist easy access to the Park particularly at car parks, pedestrian access areas, railway stations and bus stops. Further on-site information will heighten awareness of the availability of facilities, provide details about the rich human and natural heritage and improve enjoyment of the Park

Designation CA 04

Lagan Valley Regional Park Node
Lockview Road, Stranmillis

A Lagan Valley Regional Park Node is designated as identified on Map No. 4/004 – Belfast City.

Key Site Requirements:-

- Acceptable uses within the node are based on the predominant character of the area. These are defined as recreation and information/ interpretative/education uses;
- A site analysis and comprehensive landscaping scheme shall be submitted with any planning application and shall demonstrate to the satisfaction of the Department that the proposed development does not have a detrimental impact on amenity, character, nature or landscape value. It shall indicate how critical views and heritage features are to be protected and incorporated into the proposed development. The landscaping scheme shall indicate all of the following: -
  - All existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained as agreed by the Department it shall be supplemented by the planting of trees of appropriate native species in order to provide screening for the development and facilitate its integration into the landscape setting; and
  - A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site;
- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements;
- The River Lagan watercourse and towpath, which forms the southern boundary of the site, shall be integrated into the proposed development;
- Any new built development on the site shall be a maximum height of 6 metres; and
- No hard surfacing, other than for access paths, shall be permitted within the node.

Nestled at the northern end of the Park and surrounded by built development on three sides, the essential appeal of this site is both the beauty of its natural waterside landscape and the ability of the visitor to escape easily from the noise and bustle of urban life. The appropriate development of this site would build on the existing services provided in the vicinity and consolidate its amenity and recreation role.

There is significant potential for tourism and recreation offered by the restoration of Lock 1, which would open up the remainder of the Lagan Canal to navigation.

A SLNCI adjoins the southwestern section of the site and the Belvoir SLNCI is also designated at the tree belt on the riverbank opposite the southern boundary.

Detailed consultation with NIEA (Natural Heritage), DOE, will be required.

Designation CA 05

Lagan Valley Regional Park Node Dub Lane, Upper Malone Road

A Lagan Valley Regional Park Node is designated as identified on Map No. 1- Belfast Countryside.

Key Site Requirements:-

- Acceptable uses at this node are based on the predominant character of the area. These are defined as outdoor sport, recreation or amenity uses;
- A site analysis and comprehensive landscaping scheme shall be submitted with any planning application and shall demonstrate to the satisfaction of the Department that the proposed development does not have a detrimental impact on amenity, character, nature or landscape value. It shall indicate how critical views and heritage features are to be protected and incorporated into the proposed development. The landscaping scheme shall indicate all of the following:-
  - The existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained, as agreed by the Department, it shall be supplemented by the planting of trees of appropriate native species in order to provide screening for the development and facilitate its integration into the landscape setting; and
  - A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site;
- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements; and
- The views of and setting of Malone Cottages shall be protected.

This part of the Park is a major area for outdoor recreation where considerable progress has been made in creating new sporting facilities and enhancing access to both organised sport and the Park for the public. Further development for outdoor sport and enhancement of existing facilities are considered appropriate at this location.

Detailed consultation with Northern Ireland Water will be required.

A SLNCI is designated adjacent to the eastern boundary of the site. Detailed consultation with NIEA (Natural Heritage), DOE, will be required.

Developers should note that this site lies north west of the Malone House (Barnett Demesne) Historic Park, Garden and Demesne and should consult NIEA (Built Heritage), DOE, with their proposals prior to the submission of an application for planning permission.

Designation CA 06

Lagan Valley Regional Park Node
Malone House

A Lagan Valley Regional Park Node is designated as identified on Map No. 1 – Belfast Countryside.

Key Site Requirements:-

- Acceptable uses at this node are based on the predominant character of the area. These are defined as interpretative/education, recreation or amenity uses associated with the area's demesne landscape function; refreshment facilities are also considered appropriate at this location;
- A site analysis and comprehensive landscaping scheme shall be submitted with any planning application and shall demonstrate to the satisfaction of the Department that the proposed development does not have a detrimental impact on amenity, character, nature or landscape value. It shall indicate how critical views and heritage features are to be protected and incorporated into the proposed development. The landscaping scheme shall indicate all of the following:-
  - The existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained, unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained, as agreed by the Department, it shall be supplemented by the planting of trees and planting of appropriate native species, in order to provide screening for the development and facilitate its integration into the landscape setting; and
  - A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site;
- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements;
- Car parking shall not be permitted to further penetrate into the Historic Park and Garden; and
- The layout and design of any proposal shall acknowledge and enhance the character of the listed building and its setting.

Malone House is an established refreshment facility, which could be enhanced to consolidate its existing tourism function and the recreation role of the adjacent nodes. However, all proposals will be assessed in the context of its location within the Historic Park, Garden and Demesne and its constituent quality woodland. Development will not be permitted which would cause harm to these native species or to the established parkland and historic character of the area in accordance with PPS 6: Planning, Archaeology and the Built Heritage.

There is currently no foul sewer available to serve this site. A new foul sewage pumping main (450m long) and a pumping station may be required to serve this site. A storm sewer extension may be required to serve the site. Detailed consultation with Northern Ireland Water will be required.

A SLNCI is designated to the west of the site and also forms the southern boundary of the site. Detailed consultation with NIEA (Natural Heritage), DOE, will be required.

Developers should note that this site lies within the Malone House (Barnett Demesne) Historic Park, Garden and Demesne and should consult NIEA (Built Heritage), DOE, with their proposals

prior to the submission of an planning application for planning permission.

Designation CA 07

Lagan Valley Regional Park Node Shaws Bridge

A Lagan Valley Regional Park Node is designated as identified on Map No. 1 – Belfast Countryside.

Key Site Requirements:-

- Acceptable uses within this node are based on the predominant character of the area. These are defined as recreation, education/ information /interpretative and amenity uses. Water based recreation activities and small scale refreshment facilities are considered appropriate at this location, providing it is demonstrated that no harm will be caused to the areas nature conservation interest;
- A site analysis and comprehensive landscaping scheme shall be submitted with any planning application and shall demonstrate to the satisfaction of the Department that the proposed development does not have a detrimental impact on amenity, character, nature or landscape value. It shall indicate how critical views and heritage features are to be protected and incorporated into the proposed development. The landscaping scheme shall indicate all of the following:-
  - The existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained, unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained, as agreed by the Department, it shall be supplemented by the planting of trees of appropriate native species, in order to provide screening for the development and facilitate its integration into the landscape setting; and
  - A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site.
- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements;
- The Lagan watercourse, which forms the eastern boundary of the site, shall be integrated in the proposed development; and
- A 5 metre-wide strip adjoining the existing banks of the River Lagan shall be kept free of development and a planting scheme designed to promote biodiversity interest, stabilize the river banks and protect them from further erosion, while aiding integration.

This location is arguably one of the most well known and widely used areas of the Park. It is easily accessible, located directly on the outer ring protected route, provides good car parking and caters for a wide range of casual and water recreation. There are extensive path networks, which provide pedestrian access to Barnett Demesne and Clement Wilson Park, both of which are examples of facilities that meet the various demands and requirements of people engaged in casual recreation.

There is currently no foul sewerage available to serve this site. A new foul sewage pumping main (500m long) and a pumping station may be required to serve this site. Detailed consultation with Northern Ireland Water will be required.

SLNCIs are designated within and adjacent to the site. Detailed consultation with NIEA (Natural Heritage), DOE, will be required.

Developers should note that this site is within Malone House (Barnett Demesne) Historic Park, Garden and Demesne and developers will be expected to consult NIEA (Built Heritage), DOE, with their proposals prior to the submission of a planning aplication.

Designation CA 08

Lagan Valley Regional Park Node Lady Dixon Park

A Lagan Valley Regional Park Node is designated as identified on Map No. 1 – Belfast Countryside.

Key Site Requirements:-

- Acceptable uses in this node are based on the predominant character of the area. These are defined as uses associated with amenity and outdoor recreation. Interpretative and refreshment facilities are also considered appropriate at this location;
- A site analysis and comprehensive landscaping scheme shall be submitted with any planning application and shall demonstrate to the satisfaction of the Department that the proposed development does not have a detrimental impact on amenity, character, nature or landscape value .It shall indicate how critical views and heritage features are to be protected and incorporated into the proposed development. The landscaping scheme shall indicate all of the following: -
  - The existing trees, shrubs and hedgerows within the site and on the boundaries shall be retained, unless the Department determines that such vegetation is not of a quality to merit retention or is required to be removed to facilitate a safe means of access to the site. Where existing vegetation is retained, as agreed by the Department, it shall be supplemented by the planting of trees of appropriate native species, in order to provide screening for the development and facilitate its integration into the landscape setting; and
  - A detailed planting plan and programme of works for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site
- Positive long-term landscape management proposals shall be required to mitigate and integrate any development, and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements;
- The mature tree belt along the eastern boundary (frontage with Upper Malone Road) shall be retained and protected during any development;
- The setting and character of the gate lodges shall be protected; and
- The layout and design of any proposal must acknowledge the character of the traditional buildings and their setting. The Department will welcome proposals involving further restoration and enhancement of the setting of those buildings within Sir Thomas & Lady Dixon Park that are of heritage value.

This site's location is a popular and widely used area of the Park. It is easily accessible, provides good car parking and a range of recreational and amenity activities.

A SLNCI is designated to the south and west of the site and another is designated to the south east. Detailed consultation with NIEA (Natural Heritage), DOE, will be required.

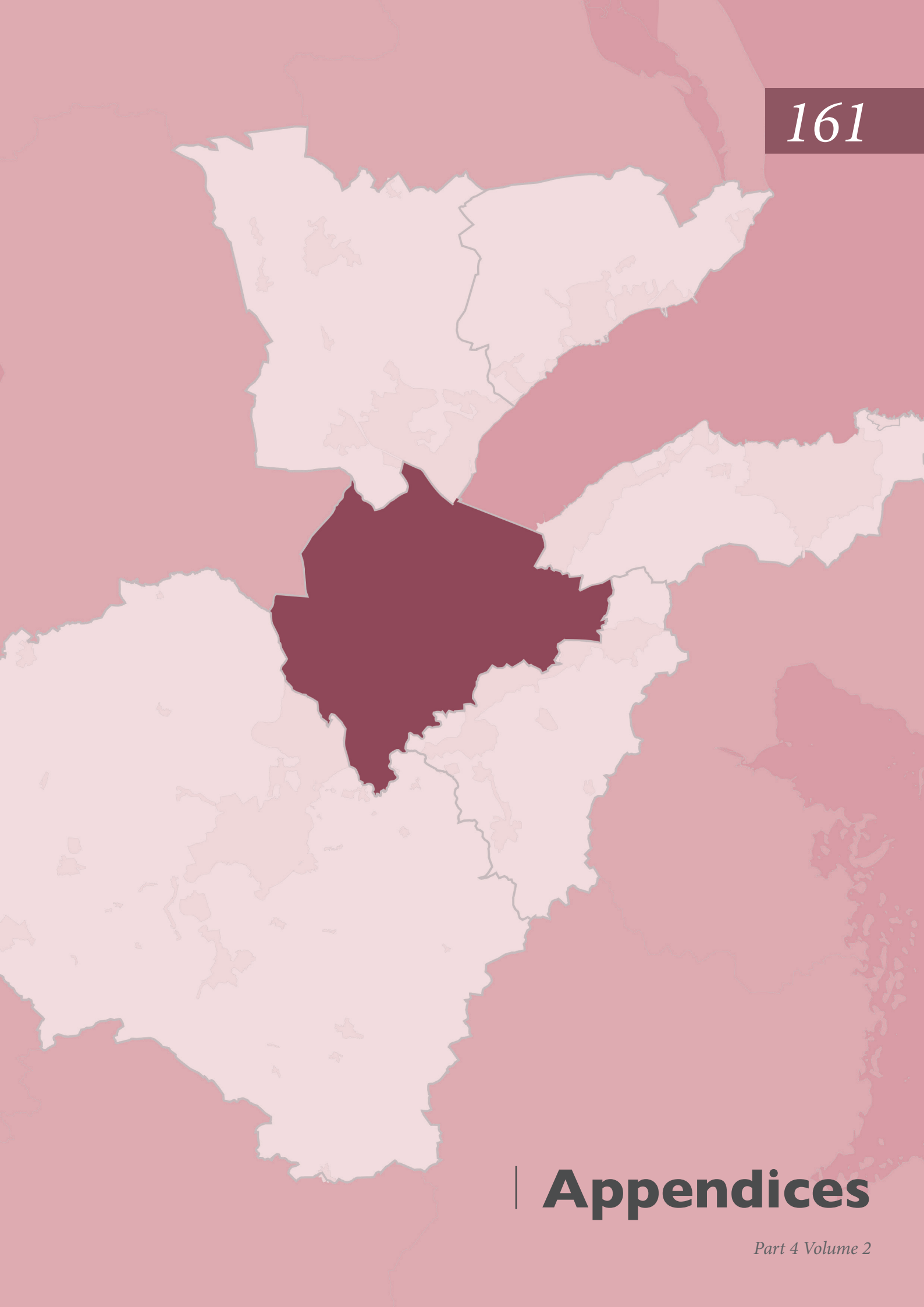
The developer should note that the site is within Wilmont Historic Park, Garden and Demesne and developers are expected to consult with NIEA (Built

Heritage), DOE, with their proposals prior to the submission of a planning application.

Existing buildings in this area provide for refreshments and facilitate the interpretation of all the interests in Sir Thomas & Lady Dixon Park and improve its enjoyment by the public. Further development at this location will be facilitated which takes the form of basic information regarding the many facilities and attractions available, as well as education about the rich human and natural heritage. This is an area where assimilation of the necessary interpretative requirements of the Park is considered appropriate to enhance the access to and circulation of the Park and improve the visitor experience.

There is currently no foul sewerage system available to serve this site. An existing water main is located south of the site along Upper Malone road. A water main extension will be required to serve this site.

Policy for the control of development within the Lagan Valley Regional Park Nodes is contained in Policy COU 11 in Part 3, Volume 1 of the Plan.



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Appendices

Part 4 Volume 2

Appendix 1

List of Conservation Areas in Belfast City Council Area

Adelaide Park

Belfast City Centre

Cathedral

Cyprus Avenue

King's Road

Knockdene

Linen

Malone

Malone Park

McMaster Street

Queen's

Somerton Road/Chichester Park

Stranmillis

Appendix 2

Historic Parks, Gardens and Demesnes - Supplementary Sites

Ballydrain (Malone Golf club)

This demesne dates from the 17th century and occupies a fine undulating site dropping to the River Lagan on the east and south sides. The present house was built in 1835 to the designs of Blore (HB 26/16/2) and is the club house for the golf club. A conservatory of 1880 has gone. There are fine mature trees, including a lime avenue, a stocked lake (probably natural), a walled garden – now used for bowling – with a garden house (HB 26/16/9) and a stable block. The site has been a golf club since 1961. SMR ANT 64:6 enclosure, 64:76 tree ring. Private.

Criteria

A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Oak Hill

Begun in 1847, extended in the 1860s and including a conservatory the house (HB 26/16/8) is surrounded by mature trees which shelter the maintained ornamental gardens. In 1998 part of the site was built over. Private.

Criteria

A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Group Of Contigous Sites – Edgehill (College): Lennoxvale: Mount Pleasant: Riddle Hall: Summer Hill

These grounds are individually worth noting and also together form a large block of planted up area within the urban surroundings of south Belfast.

Edgehill (Methodist College) is a house built in 1875 by Young & Mackenzie (HB 26/17/6). The steeply sloped grounds are separated from the house by a terraced lawn. Shrubs cascade down the slope to an ornamental pond. The site is surrounded by mature trees, including some very large specimens, which add to the importance of the planned landscape of the area. Private.

Lennoxvale gardens were created for the house of 1876 by Young and Mackenzie (HB 26/17/17), which stands in wooded lawns at a high point from which the gardens drop down, via a rockery, to a series of lakes in the valley below. Spring water was retained and the lakes created to provide Belfast's water supply from the late 18th century until 1840. The boat house has gone but there are walks round the lakes. There is a summer house in the maintained garden. Private.

Mount Pleasant has a terrace of houses built in 1863 on the south side, which have front gardens in the centre of the cul de sac in a unified group. The houses, 1-9 are listed (HB 26/17/1). The gardens are referred to in the UAHS booklet as, '… essential to the character of the terrace'. Private.

Riddel Hall was built as a hall of residence from 1913-15 (HB 26/17/34) to the designs of W H Lynn in a commanding position overlooking terraced lawns. The garden shares an extensive tree covered woodland boundary with Stranmillis House (College) grounds. There are mature trees, a flourishing Embrothrium row, terrace lawns and a former productive garden. The gate lodge is possibly also by Lynn and there is a gardener's cottage. Private.

Summer Hill is an attractive late Victorian House on high ground (HB 26/17/8). The garden on the south side of the house has mature trees and a box parterre. The garden lies at the west end of Mount Pleasant and is accessible by pedestrian gate. Private.

Criteria

A garden, park or demesne that forms an integral setting for a building or buildings of historical importance.

Further details of Historic Parks, Gardens and Demesnes in Belfast City Council area are included in a register of Historic Parks, Gardens and Demesnes of Special Historic Interest in Northern Ireland published by the Environment Agency. This register summarises the historical significance of the sites. It also seeks to encourage the public, as well as owners, to value and support the protection and maintenance of such sites. This register can be found at www.doeni.gov.uk/niea/built-home/recording/gardens_r.htm.

Appendix 3

Glossary

The Belfast Metropolitan Area, BMA and Metropolitan Area	The Plan Area including the six Council areas of Belfast, Castlereagh, Newtownabbey, North Down, Lisburn and Carrickfergus
Contiguous Development Zone (CDZ)	The continuous built up area centred on Belfast and which extends in an arc from Jordanstown to Knocknagoney and includes Metropolitan Newtownabbey, Belfast City, Metropolitan Lisburn, Metropolitan Castlereagh and Metropolitan North Down.
Metropolitan Development Limit	A continuous development limit around the Contiguous Development Zone and comprising development limits for Metropolitan:- Newtownabbey Lisburn Castlereagh North Down and Belfast City
Metropolitan Urban Area	Defined for purposes of allocating the 54,000 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as the Contiguous Development Zone and the City of Lisburn and Towns of Bangor, Carrickfergus and Holywood.
Metropolitan Rural Area	Defined for purposes of allocating the 11,700 dwellings, which form part of the total Housing Growth Indicator to the BMA in the RDS, as those areas lying within The Belfast Metropolitan Area but outside the Metropolitan Urban Area.
Belfast Metropolitan Area/BMA/ Metropolitan Area	Refers to the Belfast Metropolitan Area as set out in the Regional Development Strategy.