

Public Document Pack

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**

12th May, 2022

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Tuesday, 17th May, 2022.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

7. Proposed Abandonment

- (a) Land at Parkgate Avenue (Pages 1 - 4)

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Castle Buildings
Stormont Estate
Upper Newtownards Road
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BT4 3SQ

Telephone: 0300 200 7899

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Being Dealt With By: Sandra Connolly

Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1106

Date: 12 April 2022



Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF LAND AT PARKGATE AVENUE, BELFAST**

DFI Roads has received an application from Apex Housing Association proposing to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to facilitate re-development in the area. I have attached a plan which shows the proposed layout.

Please let me have your comments on the above proposal.

If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Sandra Connolly
Lands Section

ENC



Proposed Location Plan
Scale 1:1250



Hatched area indicates proposed area of DfI Roads abandonment (12m linear length/ 23m²). Line of existing road edge to be amended upon completion of the proposed abandonment process and decision from DfI Roads (Eastern). When complete the hatched area will be landscaped.



contract

Proposed CAT 1 Residential Development at Parkgate Avenue, Belfast for Apex Housing Association

drawing

Proposed Location Map indicating Proposed Abandonment

T:
W:

Job No.	Origin	Zone	Level	Type	Role	Dwg No.
Page 2	AFA	XX	01	DR	C	002

CONSTRUCTION DETAILS
 Construction details shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

DRAINAGE & EXCHANGE DETAILS
 The drainage system shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

GRAVING & CURBS
 The graving and curbing shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

LAYOUTS AND GRADING
 The layout and grading shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

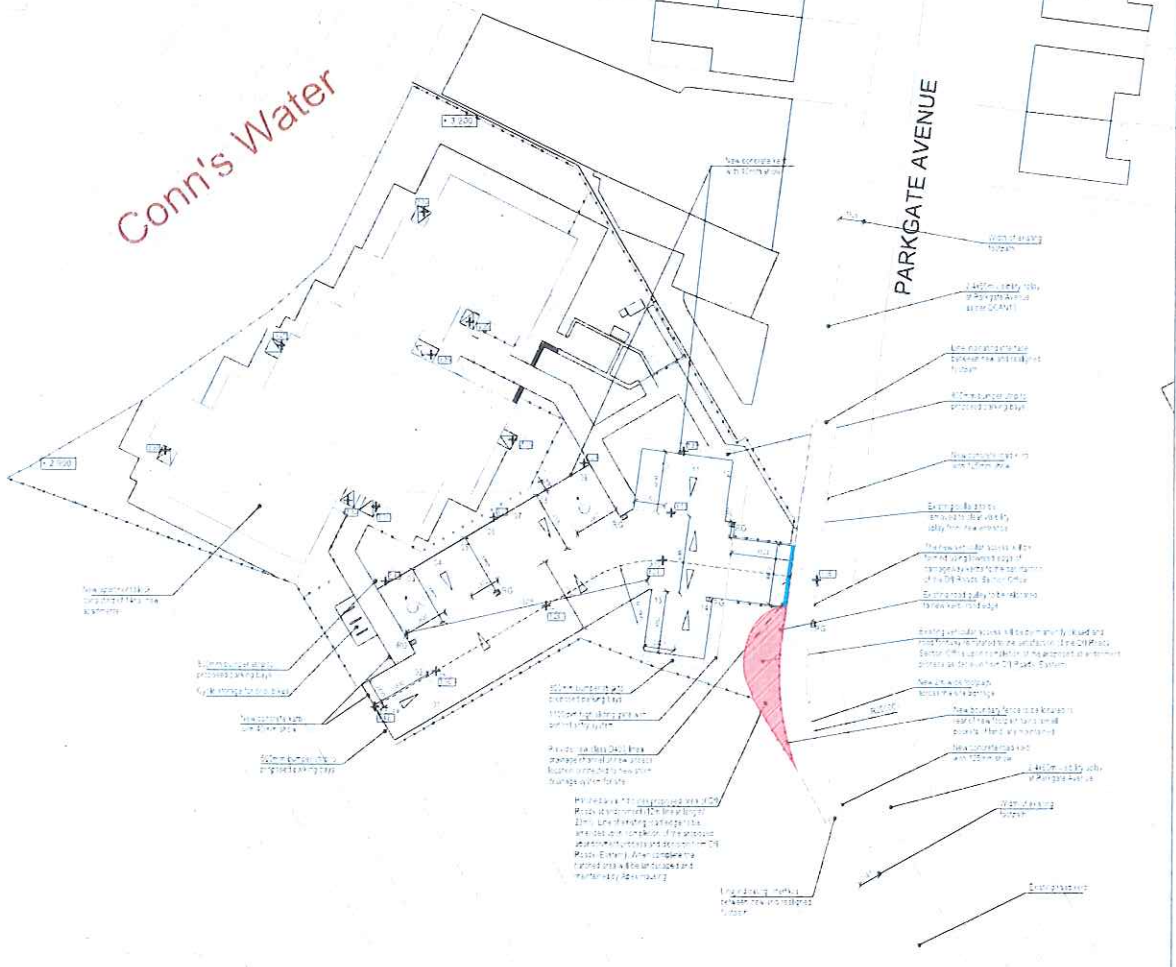
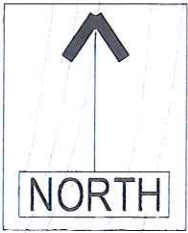
STREET LIGHTING
 The street lighting shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

STATIONARY SERVICES
 The stationary services shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

TRAFFIC SIGNS / ROAD MARKINGS
 The traffic signs and road markings shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

ASBESTOS
 The contractor shall be responsible for identifying and removing any asbestos present on the site. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.

GROUND CONDITIONS
 The contractor shall be responsible for identifying and remedying any ground conditions that may affect the construction. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.



Conn's Water

PARKGATE AVENUE

HOLLYWOOD ROAD

- Notes
1. All works shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.
 2. The contractor shall be responsible for obtaining all necessary consents and approvals from the relevant authorities.
 3. The contractor shall be responsible for identifying and removing any asbestos present on the site.
 4. The contractor shall be responsible for identifying and remedying any ground conditions that may affect the construction.

Planning

Key

- SR/CR denotes proposed road change and levels.
- RG denotes road gully position
- 1:40 denotes 1:40 crossfall to road & parking areas

Note
 All works to be carried out in accordance with the 'Private Streets Construction Regulation (1994)' & 'Private Streets (Construction) (Amendment) Regulations (N. Ireland) 2001'

Parking Schedule

Apt No.	Apt Type	total parking requirement	incurable parking provided	unassigned space available	total parking requirement provided
148	1 bed	1	1	0	1
149	2 bed	2	2	0	2
150	3 bed	3	3	0	3
151	4 bed	4	4	0	4

See TAF form produced by Transport Engineer regarding parking requirements. The site will have expected lower ownership as it will be social housing. Access to public transport and local facilities is good. A Travel Plan will be produced and implemented prior to construction. Travel Plan to be included in the Social Housing Tenant Pack for each dwelling.

Level of Approval/Consent/Permit

Level	Approved	Refused	Withdrawn	Other
Planning	0	0	0	0

Proposed CAT 1 Residential Development at Parkgate Avenue, Belfast for Apex Housing Association

Proposed Road Site Layout

AFA
 CONSULTING STRUCTURAL & CIVIL ENGINEERS

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Date	Drawn	Checked	Approved
15/08/21	J. Smith	M. Jones	A. Brown

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