

# PURPOSE OF THIS PRESENTATION AND CONSULTATION

## INTRODUCTION

This website forms part of the community consultation in respect of lands at Lagmore View Lane and Lagmore View Road, Belfast. The development proposal involves the construction of 14 no. dwellings on lands at Lagmore View Lane, and includes road improvement/traffic calming works along Lagmore View Road. This scheme represents the final phase of the Lagmore development.

## CONSULTATION DURING COVID-19

In light of the current situation under COVID-19 restrictions and social distancing measures, temporary pre-application community consultation regulations were introduced. These removed the requirement for a public event but encouraged and provided guidance for alternative consultation measures. We are using a number of online, digital and remote tools to help you provide feedback on our proposals.

## PURPOSE OF CONSULTATION AND NEXT STEPS

The purpose of this webpage is to share our indicative proposals with the community and other interested parties prior to the submission of a Full planning application to Belfast City Council.

We are committed to engaging with members of the wider community and are now undertaking a period of Pre-Application Community Consultation (PACC) on our proposals.

The feedback received will be shared with the Design Team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the planning application to Belfast City Council.

## HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

### Visit our Website

This website is a one-stop-shop for all information on our proposals.

You can browse our plans, view relevant site information and complete an online feedback form.

[www.antrimconstruction.net/lagmoreconsultation](http://www.antrimconstruction.net/lagmoreconsultation)

### Speak to Us

Call: 028 9043 4333 or Email: [info@tsaplanning.co.uk](mailto:info@tsaplanning.co.uk)

Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

### Order a Proposal Pack

If you would like to receive a printed copy of our proposals, we are happy to post you a pack.

To order, please call us on 028 9043 4333.



# SITE CONTEXT AND LOCATION

The proposed housing site is located on secured lands previously used as the developers site compound during the previous phases of construction. It is cleared lands to the south of Lagmore View Lane and sits adjacent to the existing central areas of open space within the development. The site is located below power lines and there is a step down in levels across the lands.

Road improvements along Lagmore View Road are also included within the development proposals. This road serves as the main spine road for Lagmore View and Glen (a housing development of c.300 dwellings) and connects to Mount Eagles to the north west.



## CONTEXT KEY

- |   |   |
|---|---|
|  Educational Facilities  |  Primary Road Links                                |
|  Retail Premises         |  Sites Access via Lagmore Dale/Glen & Mount Eagles |
|  Recreational Facilities |  Railway Line                                      |
|  Bus Stops               |   |

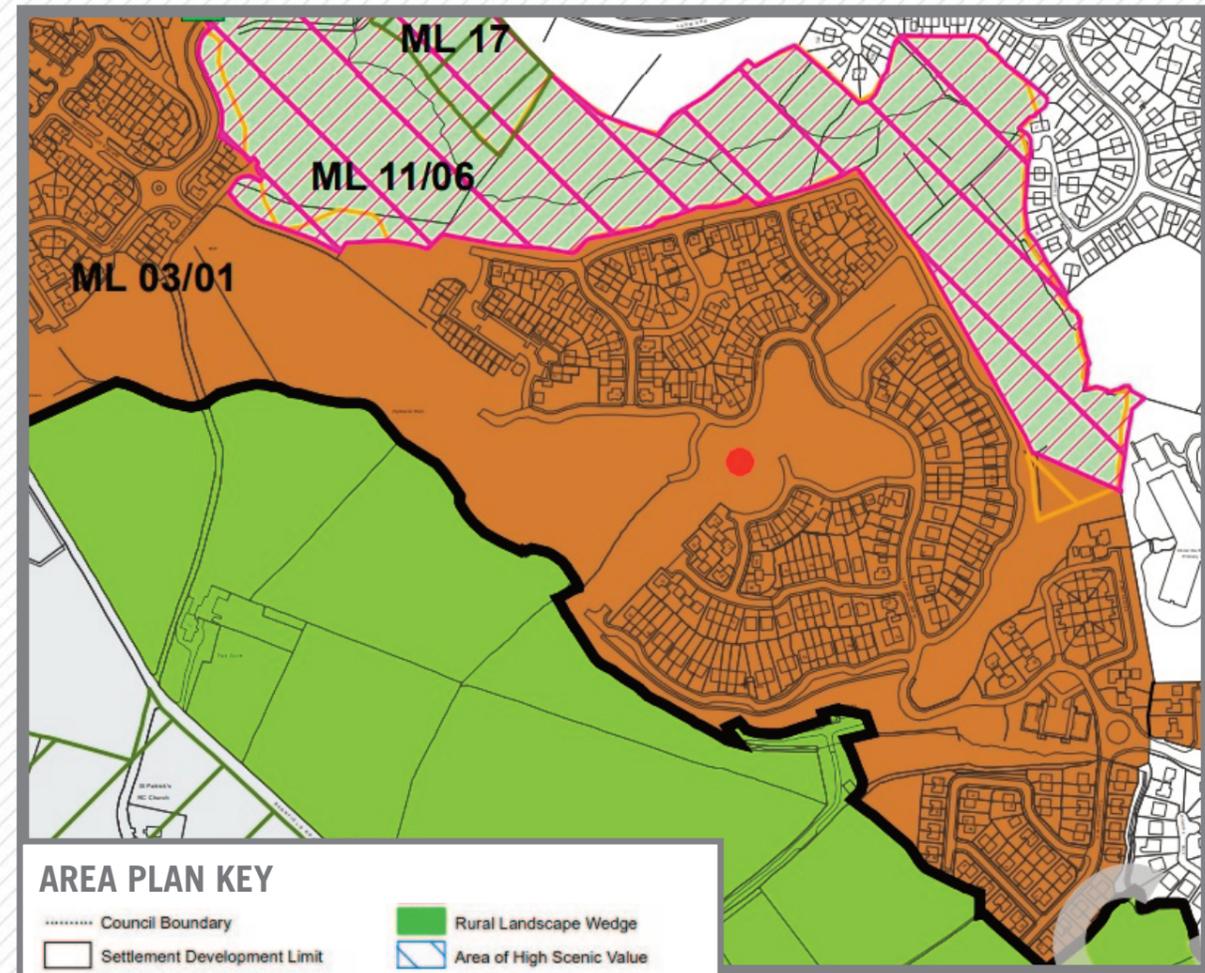


**LAGMORE**  
HOMES FOR LIVING

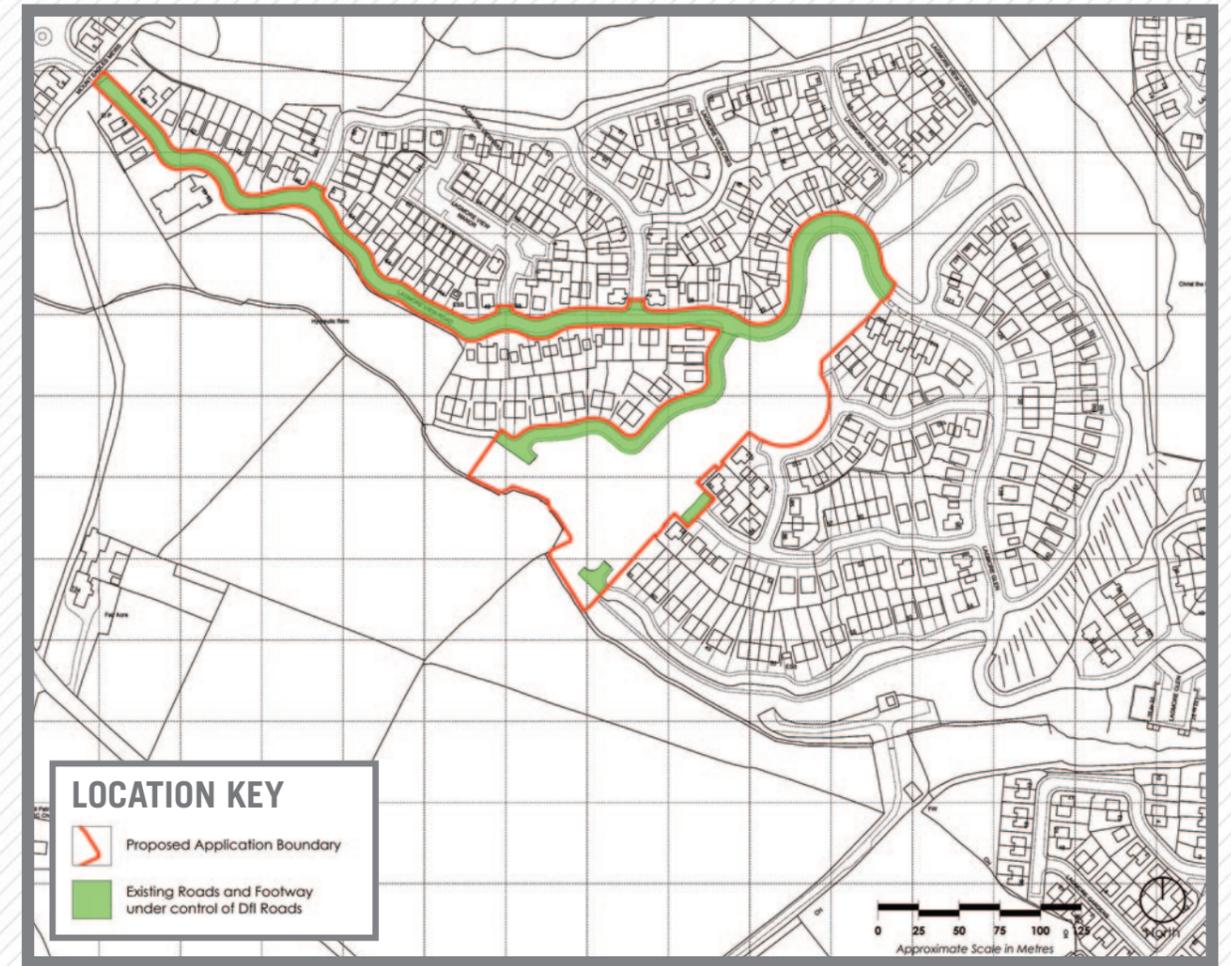
# AREA PLAN AND SITE LOCATION

## AREA PLAN EXTRACT

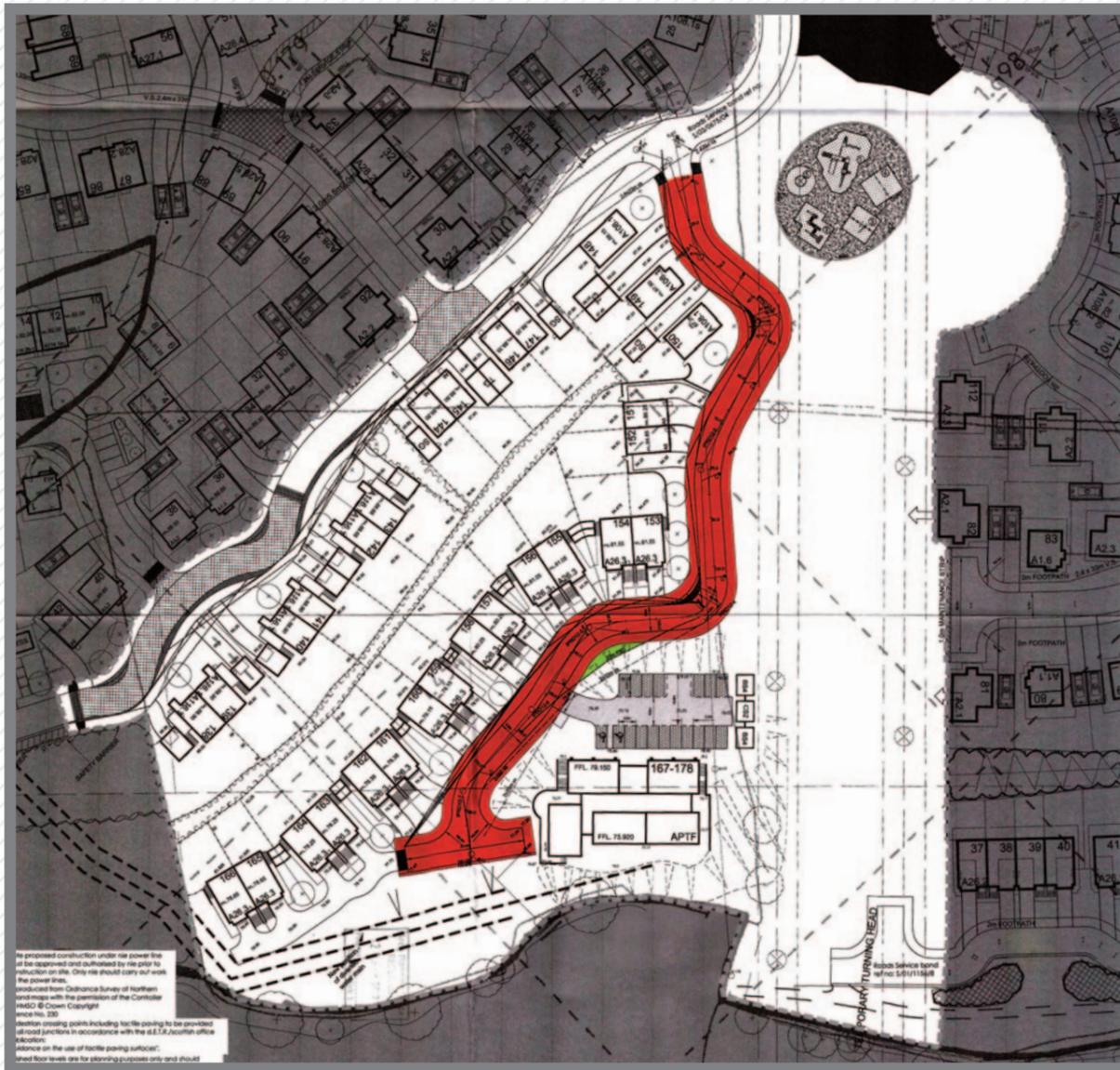
The proposal site is within the development limit and forms part of zoned housing land (Ref: 'ML 03/01') as set out within the Belfast Metropolitan Area Plan 2015, see policy extract below.



## SITE LOCATION PLAN



# SITE HISTORY



There is an extensive planning history related to the wider housing development; however, pertinent to these lands is the planning permission for Phase 3 under S/2010/0834/F. This permission for 41 dwellings, the majority of which have been constructed (Lagmore View Lane and Lagmore View Road) also included permission for 12no apartments on the subject lands, with the remainder of the site under the power lines that traverse Lagmore illustrated for open space (see across).

A previous planning application (LA04/2018/0005/F) for 14no dwellings was withdrawn by the applicant prior to a final decision being taken.

Since that application, the developer has sought to take account of the issues raised by the Council and the local community in order to bring forward revised proposals.



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# SITE ANALYSIS

An analysis of the site was undertaken to identify any site constraints or opportunities, which has subsequently fed into the design proposals for the scheme. The site consists of a significant change in levels from north to south and is constrained by overhead power lines running North-East to South-West, as shown below.

The Concept Plan acknowledges the change in levels across the site and seeks to address this through inclusion of landscaped embankments running west to east. It is important to ensure connectivity between this scheme and the surrounding residential context, therefore footway linkages are proposed to the south of the site connecting the existing dwellings south of Lagmore View Road and Lagmore Glen. Furthermore, the relationship between this site and the 3 no. existing dual fronted dwellings at Lagmore Glen (No's 81, 82 and 112) is an important design consideration.



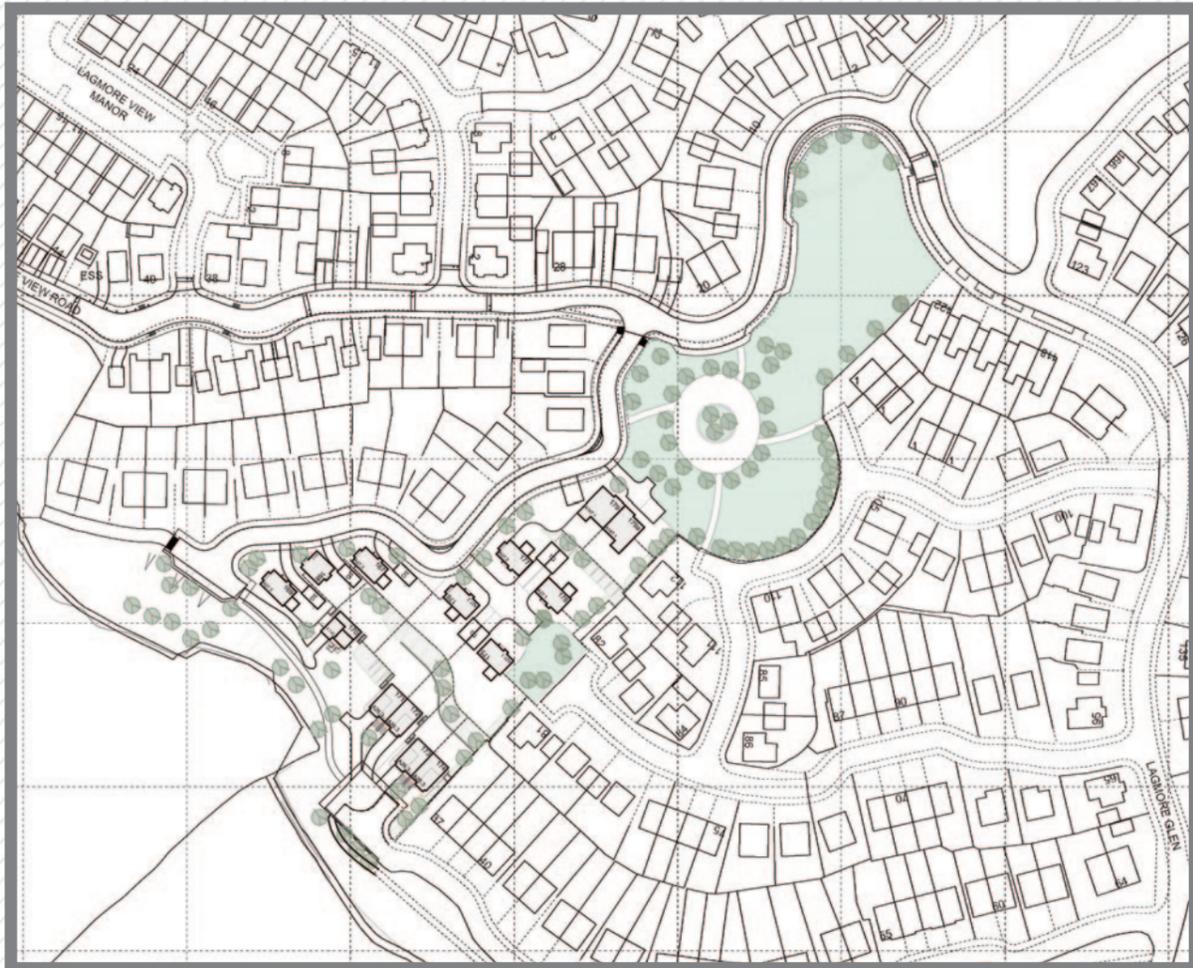
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# PROPOSED SITE LAYOUT AND OPEN SPACE

## SITE PROPOSAL

The proposed layout now includes for 14 no. dwellings on lands at Lagmore View Lane, in lieu of 12no. apartments previously approved under S/2010/0834/F. It also completes the provision of open space for the wider housing development.

The housing layout has been amended to address previous concerns related to the amenity of the adjacent dwellings at Lagmore Glen. Additional parking bays have been provided off the turning head at the bottom of Lagmore View Lane, which should also address the existing issue of cars parking within the turning head.



## OPEN SPACE

Although the size of the existing green space within the red line will be significantly increased, this does represent a slight loss to the overall open space provision currently approved. The area of open space proposed to be lost to housing has a substantial change in levels affecting its overall usability. This proposal will thereby deliver usable open space provision and will provide better connectivity between the existing green spaces to the east of Lagmore View Road and Lagmore View Gardens.





# HOUSE TYPE PROPOSALS

## HOUSE TYPES

The proposed dwellings are designed to be in keeping with the previous phases within Lagmore development. These are arranged to look onto the new open space and step down across the site. A total of 10 no. dwellings are accessed from Lagmore View Lane, and 4 no. dwellings from Lagmore Glen.

IMAGES USED FOR ILLUSTRATIVE PURPOSES ONLY FROM PREVIOUS ACC SCHEMES.



# ROAD IMPROVEMENT / TRAFFIC CALMING



## THE PROPOSED ROAD IMPROVEMENTS INCLUDE:

- Additional bollards will be used to safeguard footpath locations on the inside bends and that have been subject to cars overrunning them. These will also improve the effectiveness of the speed controls as cars will have to slow down to follow the alignment of the road;
- Additional traditional “flat-top” speed bumps will be introduced where the road design permits, including an additional speed bump between the 2 existing areas of open space which will improve connectivity between same and will also control the speed around the sweeping road layout around the main Green to the east of Lagmore View Lane; and
- Provide dedicated parking bays along the spine road where possible to meet the parking needs of existing residents and visitors.

### CONCEPT PLAN KEY

- |                  |                     |
|------------------|---------------------|
| 1 Bollards       | 4 Bollards          |
| 2 Speed Cushions | 5 6no. Parking Bays |
| 3 Bollards       | 6 Raised Table      |



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# HAVE YOUR SAY...

## BENEFITTING THE COMMUNITY

The development proposals will deliver a number of community and economic benefits as outlined below:

- The proposal will deliver 14 no. dwellings in lieu of the 12 no. apartments relating to Phase 3 of the Lagmore development, already approved under planning reference: S/2010/0834/F.
- This proposed scheme will provide a housing mix that is compatible with the wider development, providing new high quality family homes in a variety of types and sizes to accommodate a range of choice for families.
- This will be the final phase to complete the Lagmore development.
- The proposal will deliver additional usable open space provision over and above what is currently provided, including improved connectivity between the existing green spaces either side of Lagmore View Road.
- The proposed road improvement measures added to the proposal represent a substantial community benefit as they seek to address the road safety concerns felt by the local community relating to the design standard of the spine road along Lagmore View Road. There is a commitment to deliver these road improvements at the initial stages of construction.
- The proposals will support 30 no. construction workers on-site for the duration of the build.
- The development represents a further investment of approximately £3m within the Lagmore area.

## GET IN TOUCH

### Give us a call

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on **028 9043 4333**.

### Write to us

If you wish to make comments on the proposals you can also do so in writing by sending a letter to:

### TSA Planning

20 May Street, Belfast BT1 4NL

### Complete a Comment Card

Comment Cards, along with a self-addressed envelope, have been delivered to dwellings within the vicinity of the proposal site. These can be filled in and returned as directed.

Alternatively, electronic comments can be completed here:

[www.antrimconstruction.net/lagmoreconsultation](http://www.antrimconstruction.net/lagmoreconsultation)

