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Being Dealt With By: Sandra Connolly

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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.
7555	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. All construction shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All construction shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

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. All drainage shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

FOUNDATIONS & COLUMNS
 Foundations and columns shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All foundations and columns shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

LAYOUTS AND GRADIENTS
 The layout and gradients shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All layouts and gradients shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

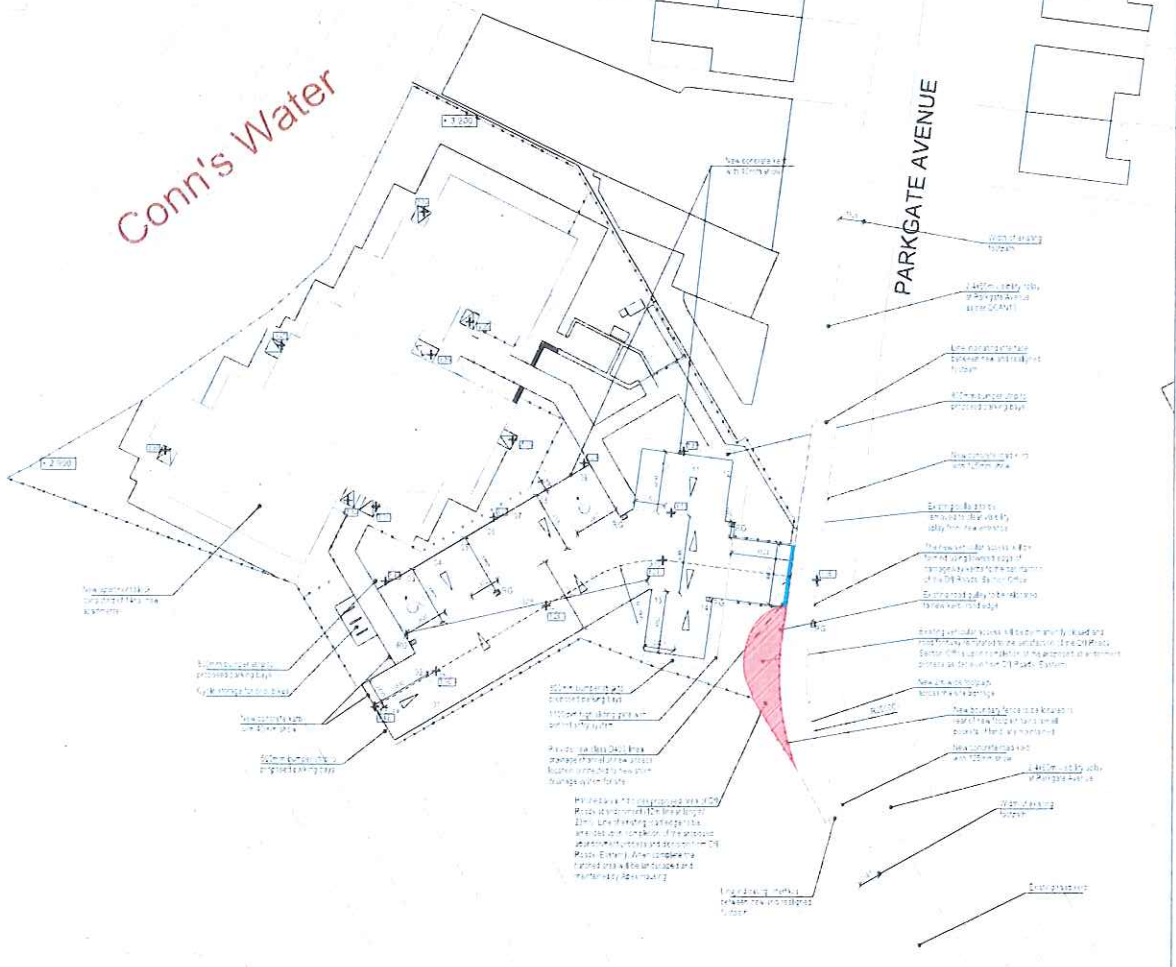
STREET LIGHTING
 Street lighting shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All street lighting shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

STATIONARY SERVICES
 Stationary services shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All stationary services shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

TRAFFIC SIGNS / ROAD MARKINGS
 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. All 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.

ACCESS
 Access shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All access shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

GROUND CONDITIONS
 Ground conditions shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes. All ground conditions shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.



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. Services approved by the Council shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.
 3. Services approved by the Council shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.
 4. The plan shall be in accordance with the current edition of the Building Regulations and the Building Control Authority's guidance notes.

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	incuriage parking provided	unassigned space available	total parking requirement provided
148	1/2 Bed	148	148	0	148
149	1/2 Bed	149	149	0	149
150	1/2 Bed	150	150	0	150

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

19a	19a	19a	19a	19a	19a
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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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 Belfast, Co. Antrim BT6 3TH
 T: +44 (0)28 262 1881
 E: info@afa-engineers.com

Drawn	Checked	Date	Scale	Sheet	Of
Planning	19a	19a	19a	19a	19a

7555 - AFA - XX - 01 - DR - C - 001