

Appendix 1- Urban Capacity Study

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1.0 Introduction

This interim Urban Capacity Study (UCS) forms part of the housing evidence base for the Armagh City, Banbridge & Craigavon Borough Council Local Development Plan (LDP) Plan Strategy and should be read as part of Technical Supplement 2 – Housing. The draft Plan Strategy contains a Spatial Growth Strategy (SGS) for the Borough which sets out the quantity and distribution of growth for the period up to 2035. This urban capacity study represents a key element of the housing evidence base to form the SGS.

This interim Urban Capacity Study assesses the potential for future housing growth within the urban footprint and the capacity for different types and densities of housing. It takes account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use. As indicated this is an interim report and further detailed work will be carried out prior to the next stage of the plan process and publication of the Local Policies Plan (LPP).

In line with the guidance set out in the Regional Development Strategy 2035, the Strategic Planning Policy Statement (SPPS) and PPS12: Housing in Settlements, this interim Urban Capacity Study has been carried out for those settlements with a population greater than 5,000. In addition, the other five Small Towns have been included in the study irrespective of population size, given their role within the settlement hierarchy. This approach is in keeping with the regional target of 60% of new housing to be located in appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population.

It should be noted that the identification of sites within this report is for assessment purposes only and should be taken as confirmation of their future allocation for development, nor as an indication that planning permission for a particular use would be granted.

2.0 Legislative Context

The key pieces of legislation relating to this subject area include the following:

The Planning Act (Northern Ireland) 2011

The Planning Act (Northern Ireland) 2011 (hereafter referred to as the 2011 Act) is the principal planning legislation in Northern Ireland, which underpins the reformed two-tier planning system that commenced on 1 April 2015. It introduced the plan-led system, where the LDP is the primary consideration for decision making on all new development schemes and proposals will be required to accord with its provisions unless, exceptionally other material considerations indicate otherwise.

The Planning (Local Development Plan) Regulations (Northern Ireland) 2015

The Planning (Local Development Plan) Regulations set out the sequence in which the Council's new LDP is to be prepared and provides detail on the content and procedure of each stage in the plan preparation process and independent examination.

The Planning (Local Development Plan) (Amendment) Regulations (Northern Ireland) 2016

The Planning (Local Development Plan) (Amendment) Regulations (Northern Ireland) 2016 amend the transitional provisions in the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 to include development plans prepared and adopted by the Department under the Planning (Northern Ireland) Order 1972 within the definition of a departmental development plan under the Planning Act (Northern Ireland) 2011.

3.0 Policy Context

The key pieces of regional policy relating to this subject area include the following:

The Regional Development Strategy 2035 (RDS)

This overarching spatial strategy sets out regional guidance (RG) which applies across the whole of Northern Ireland. Regional Guidance 8 seeks to manage housing growth to achieve sustainable patterns of residential development. The RDS states that it is important to ensure that future housing needs in Northern Ireland do not use a disproportionate amount of regional resources. It seeks to promote more sustainable housing development within existing urban areas, setting a regional target of 60% of housing to be located in appropriate brownfield sites within the urban footprint.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS states that in preparing Local Development Plans (LDPs) councils should bring forward a strategy for housing together with appropriate policies and proposals that must reflect the policy approach of the SPPS, tailored to the specific circumstances of the plan area. When allocating land for housing developments, the SPPS advises that LDPs should be informed by:

- RDS Housing Growth Indicators (HGIs) - these have been incorporated within the RDS as a guide to the Council in preparing our development plan. They provide an estimate for the new dwellings requirement for each council area and provide a guide for allocating housing distribution across the council area. The indicator covers both urban and rural housing.
- Use of the RDS housing evaluation framework which takes account of the varying capacities of settlements and will assist councils in making judgements on the allocation of housing growth.
- Allowance for existing housing commitments - councils should take account of dwellings already constructed from the base date, approvals not yet commenced and residential development proposals likely to be approved.
- Urban capacity studies – an assessment of the potential future housing growth within the urban footprint and the capacity for different types and densities of housing. The urban capacity study should take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use. Consideration needs to be given to the type of housing and density appropriate to each site in order to assess the number of units likely to be generated.
- Allowance for windfall housing - an estimate of the potential housing returns from previously developed land within the urban footprint which may become available for housing during the lifespan of the local development plan.

- Application of the sequential approach and identification of suitable sites for settlements of over 5,000 population - there may be circumstances where it is appropriate to apply the sequential approach below this threshold.
- Housing Needs Assessment/Housing Market Analysis (HNA/HMA) – these studies carried out by the NIHE provide an evidence base to guide the amount of land required to facilitate the right mix of housing tenures including open market and special housing needs such as affordable housing, social housing, supported housing and travellers accommodation.
- Transport assessments – these may be required for certain sites for residential use to achieve integration with public transport and other alternatives to the car.

Planning Policy Statement 12 – Housing in Settlements

PPS 12 states that urban capacity studies will be undertaken as an integral part of the development plan process and form an essential step to the sequential approach to site identification and the managed release of housing land. The studies will provide a full understanding of the potential for future housing growth within the urban footprint of settlements.

Local Policy Context

Existing Area Plans

The existing 4 statutory Area Plans covering the Borough provide the policy framework against which development proposals are considered:

- Armagh Area Plan (AAP) 2004
- Armagh Area Plan Alteration No 1: Countryside proposal
- Banbridge, Newry and Mourne Area Plan (BNMAP) 2015
- Craigavon Area Plan (CAP) 2010
- Dungannon and South Tyrone Area Plan (DSTAP) 2010

‘Our People, Our Place, Our Future’ – The Councils Corporate Plan 2023 – 2027

The Corporate Plan 2023-27 sets out the vision, values and priorities of the Council and represents its aspirations and dedication to continuous improvement. It is the roadmap for delivering Council’s Community Plan 2017 – 2030 and sets out the Councils commitment to uphold the highest standards of service delivery, facilities, projects, and programmes for the benefit of our people, our place and our future.

Connected a Community Plan for Armagh City, Banbridge & Craigavon Borough 2017-2030

Councils across Northern Ireland have a statutory responsibility to participate and lead in Community Planning. The Local Government (Northern Ireland) Act 2014 and the Planning Act (Northern Ireland) 2011 create a statutory link between the Community Plan and the LDP. It outlines that the LDP will provide ‘the spatial expression of the Community Plan.’

The Council's Community Plan is an overarching strategy for the Armagh City, Banbridge and Craigavon Borough. 'Connected' was launched on 4th May 2017 and updated in 2025. It provides a strategic framework for collaborative working, helping to integrate other local and regional strategies and the delivery of positive change for communities.

The Community Plan will be taken into account throughout the preparation of the LDP, which will provide the spatial reflection of the Community Plan.

The Community Plan 2030 Vision is 'We have a happy, healthy and connected community, a vibrant and sustainable economy and appealing places for living, working and learning.'

The Community Plan aims to achieve the vision through three strategic themes of *Community*, *Economy* and *Place* and nine shared outcomes, as follows:

1. *Community*: Connected | Healthy | Welcoming
2. *Economy*: Enterprising | Inclusive | Skilled
3. *Place*: Creative | Revitalised | Sustainable

The three cross-cutting themes at the centre of the Community Plan are: *Connectivity*, *Equality* and *Sustainability*. These form the foundation of and underpin the Plan. The Community Plan identifies strong strategic alignment, including with the Programme for Government.

Due to the close relationship between the two plans, the LDP Vision will be based on the Community Plan Vision; citizen focused and aspiring to improve the quality of life for everyone. However, within the LDP, emphasis will be placed on land use and the creation of quality places.

The Long-Term outcome for tourism is that 'Our distinctive, inclusive and vibrant urban and rural areas are at the heart of community and economic life.'. The indicators used to measure this is the number of overnight trips made by visitors from outside Northern Ireland.

4.0 Study Aims and Objectives

The aims of the Urban Capacity Study are to:

- a) take account of housing development opportunities arising from previously developed land, infill sites, conversion of existing buildings, and possible changes of land use.
- b) to identify sites for future housing by a methodology which follows a sequential approach.

The objectives of the Urban Capacity Study are:

- a) the identification of sites through the development plan process and managing the release of housing land.
- b) provide a full understanding of the potential for future housing growth within the urban footprint of settlements.
- c) inform any review of the RDS, particularly in relation to housing indicators and targets for the Region.
- d) to make full allowance for windfall housing when deciding the number of sites to identify for development in the plan to prevent excessive allocation of housing land.

5.0 Study Methodology

Appendix 1 of PPS 12 provides the methodology for conducting an Urban Capacity Study. It is acknowledged that PPS 12 was published in 2005 and the development plan process has significantly changed in this time, it is considered that the approach is still broadly appropriate to deliver the required outcome.

Study Area

The RDS sets a regional target of 60% of new housing to be located in appropriate 'brownfield' sites within the urban footprints of settlements greater than 5,000 population. Given this population threshold it is considered appropriate that the study should include tier 1 settlements and Dromore, in order to assess their capacity to accommodate future growth. Some Small Towns however fall below this threshold. Nevertheless, it is considered appropriate to include the other Small Towns in tier 2 given their role in the settlement hierarchy, where they provide a range of services and facilities that support both their resident population and rural hinterlands. The settlements included in the study are set out below in Table 1.

Settlement Hierarchy Tier	Settlement	Population (2021 Census)
1. Main Settlements (Hubs)	Craigavon Urban Area (CUA)	72,721
	Banbridge Town	17,248
	Armagh city	16,438
2. Small Towns	Dromore	6,492
	Gilford	1,957
	Rathfriland	2,489
	Keady	3,327
	Markethill	1,906
	Tandragee	3,543

Table 1: Proposed LDP draft Plan Strategy Settlement Hierarchy populations

A base date of 2012 was used to define the urban footprint for the above settlements in line with the initial HGI start period and confirmed with DfI. Work commenced with an initial desk top exercise in 2019 followed by on the ground surveys. This was subsequently completed in 2020 and Housing Monitor data for the 2019 was used as the basis for the study. This was then subsequently updated to March 2024.

The urban footprint is the continuous built-up area of the settlement. Both the RDS and PPS12 define the urban footprint as, 'an uninterrupted line, often lying inside the planned settlement limit'. The urban footprint excludes undeveloped land on the edge of the settlement.

6.0 Application of Character Assessment Approach

In accordance with the advice provided within PPS 12, a Character Assessment Approach has been followed. This involves the classification of the entire study area into distinct character areas across four broad character types, through a comprehensive analysis which is heavily reliant on survey.

The four character area types are:

Type 1. Distinct areas of vacant/under utilised land – sites as a general rule should be of 0.1 hectares minimum size or with a potential of 10 dwellings minimum or less if local circumstances permit.

Type 2. Areas already with a landuse commitment:

(a) Non-residential: including important public open spaces, established industrial areas, educational and healthcare premises.

(b) Yet to be established Residential: Comprising development currently under construction or with current planning approval.

Type 3. Established residential areas, possibly with minor non-residential uses, having a broadly similar character.

Type 4. Areas with a relatively higher propensity for change including town centres, mixed use areas, transitional areas.

The character areas should be identified and defined on the basis of a clear and transparent assessment, taking into account, as appropriate, relevant planning history, landuse, housing density, physical character and any other relevant factors. This is a suggested approach and there may be other methods that will achieve the same objectives. However, it is an important element of the entire urban capacity study and this may be open to scrutiny at the Public Inquiry, into the draft plan, depending on the nature and level of objections.

Sources of Capacity

The study identifies 4 broad sources of potential housing supply within the urban footprint as follows:

1. Type 1 Character areas – identification and Assessment.
2. Existing commitments within the urban footprint.
3. Windfall potential from Type 3 Character areas.
4. Windfall potential from Type 4 Character areas.

Identification of Type 1 Character Areas

Type 1 character areas comprise:

1. Vacant or occupied sites, or part thereof that are evidently not used or significantly underused;
2. Sites conspicuously inappropriate (not just different to) amongst nearby uses

3. A combination of separate, possibly under-utilised areas, which together comprise an area of potential.

Type 1 areas were identified through a process of desk top research and site survey. PPS12 suggests that as a general rule sites should be 0.1 ha minimum size or with a potential of 10 dwellings minimum or less if local circumstances permit. It was considered that sites of 0.1 ha across the district would generally not deliver 10 dwellings, it was therefore decided to reduce this to 5 dwellings.

Assessment of Type 1 Character Areas

Type 1 sites were provisionally assessed for their suitability to support housing development. A standardised site survey template was used to record site visit observations. This considered the existing/previous land use, adjacent uses, density of development in the surrounding area, site boundaries, topography, character of the area, proximity to services, potential flooding, access and any other potential constraints. Subsequently Type 1 sites have been classified as one of the following:

1. Suitable for housing.
2. Potentially suitable for housing (windfall)
3. Not suitable for housing.
4. Suitable for mixed use.

At the Local Policies Plan stage, relevant statutory and non-statutory bodies will be consulted in relation to the suitability of individual sites for a particular land use. It should not therefore be assumed that sites assessed as being suitable as part of this urban capacity exercise will automatically be brought forward as zoned sites at the LPP stage.

For the purposes of this study a site has been considered suitable and deliverable for housing where there appear to be no insurmountable constraints to development. The location of a site with a fluvial floodplain is one insurmountable constraint identified at this stage. Other constraints have been highlighted as part of the site survey assessment, including topography and access, however the identification of these constraints alone has not automatically resulted in the site being assessed as unsuitable. It may be possible to overcome these constraints through mitigation measures.

Issues around Waste Water Treatment Works (WWTW) capacity and the capacity of network feeding into the WWTW have been raised by NI water for a range of settlements across the Borough. This is an ongoing issue with NI Water who continue to review their network and WWTW capacity and provide upgrade works to address work programme priorities. At this stage it was considered premature to rule out sites due to capacity issues, consultation will be undertaken with NI Water at the Local Policies Plan stage and this will inform the inclusion of sites.

Assessment of Yield

The estimation of potential yield for respective character areas requires consideration of the nature and character of their built fabric and account should also be taken of existing planning policy. There are, however, a number of assumptions that may reduce the accuracy and reliability of the overall assessment of yield. At this stage the notional yield for each settlement has been based on a density multiplier approach.

Twenty five dwellings per hectare was the starting density, however this was subsequently varied to reflect the local densities of each settlement within the top 2 tiers as shown in Table 2 below. To estimate an appropriate density, a calculation of the average density of built residential development within each of the nine settlements was carried out between 1999 and 2024. This average density per hectare (dph) was used to estimate the number of dwellings that each settlement may return on the total area of the sites considered suitable at UCS stage. It should be noted that dph are indicative as site specific yields may vary due to site specific constraints, infrastructure requirements, along with other factors.

Settlement	NILUD (housing units complete 1999- 2024)	Average unit completion per year (1999-2024 =25 years)	Area developed (ha)	Built units DPH (1999- 2024)
Armagh City	2279	91.16	120.7	18.88
Keady	528	21.12	25.92	20.37
Markethill	356	14.24	16.16	22.03
Tandragee	639	25.56	33.65	18.99
Armagh Area Total	3802	152.08	196.43	19.36
Banbridge Town	3924	156.96	199.35	19.68
Dromore	1708	68.32	85.17	20.05
Gilford	361	14.44	18.1	19.94
Rathfriland	368	14.72	16.54	22.25
Banbridge Area Total	6361	254.44	319.16	19.93
Craigavon Urban Area (CUA)	12751	510.04	569.67	22.38
ABC Total	22914	916.56	1085.26	21.11

Table 2 – Average Settlement Densities Based on NILUD Data, Average Unit Completions and Area Developed between 1999-2024

Further consideration of site-specific density levels will be undertaken at the LPP stage, taking account of site character, constraints, form and topography. While a design-led approach would be preferable and is likely to provide a more accurate assessment, it is not considered practical or appropriate at this stage given the level of detailed consultation and technical input

that would be required. It is acknowledged that the developable area of some sites may be refined following consultation through the LPP process. It should also be recognised that certain constraints may affect the delivery of development, including ownership issues, policy restrictions and economic or market considerations, some of which may prove insurmountable. A schedule of all suitable Type 1 sites, together with their estimated yield, is provided in Section 7.

Type 2A – Existing Commitments (Non-Residential)

These sites have been identified through the initial desktop exercise as committed non-residential uses such as open spaces, established industrial areas, educational, community and healthcare premises. Where these existing uses were confirmed on the ground, the site was removed from the urban capacity study.

Type 2B – Existing Commitments (Residential)

Existing commitments are informed by the annual Housing Monitor Report information. Using data provided in the Planning Portal, these sites were then verified. An initial review of these sites was conducted in 2020 and an update was conducted in 2025. Part of the process reviewed all planning applications and noted PAD applications as they may come through as commitments at a later stage.

These sites have been identified using the Housing Monitor Report information (initially checked in 2019 and then updated using the 2025 information for the 2023/2024 Housing Monitor Report) and checked against the planning portal. Commitments included outline applications within 5 years of approval and full and reserved matters applications that were live or ongoing.

Windfall potential from Type 3 and Type 4 Character Areas

Windfall sites are defined in the RDS 2035 as Housing sites that were neither zoned nor anticipated during the formulation of the development plan but which have become available during the lifetime of the plan. As such, an accurate site analysis cannot be conducted due to their somewhat unpredictable nature.

The methodology therefore draws heavily on historic trends to make an average based estimation based on the maximum possible yield of housing units up to 31st March 2024. As this is a maximum possible prediction, unforeseen constraints may reduce this number. Other housing development opportunities may arise or be lost (such as to other uses) during the remaining Plan period. Due to the average based methodology, it does not provide further analysis such as the return from type 3 & 4 character areas. Further analysis of windfall sites will be conducted during the next stages of the LDP process.

It is noted that there is a conflict between the SPPS and PPS 12 in relation to the inclusion of greenfield sites, with PPS 12 taking an urban footprint only approach, whilst the SPPS explains that windfall development can occur on greenfield sites¹. In accordance with the transitional arrangements set out in the SPPS, any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions of the SPPS. However, for the purposes of this study greenfield sites were discounted from the windfall potential.

Historic Windfall

Historic Windfall figures shown below in Table 3, were calculated based on an annual average of units completed between the period of 1st August 1997 to 31st March 2024. This average number of units completed each year for each settlement has then been used to inform the potential units for each settlement over the remaining plan period. It is acknowledged that this is an average based estimate and does not account for fluctuations in delivery and periods of market uncertainty.

Hierarchy Tier	Settlement	Total no. of Windfall Units Built over specified period	Average Units Built Per Year
Main Settlements (Hubs)	Armagh City	169	6.34
	Banbridge	156	5.85
	Craigavon Urban Area*	598	22.43
Hubs Total		923	34.62
Small Towns	Keady	24	0.9
	Markethill	22	0.83
	Tandragee	31	1.16
	Dromore	106	3.98
	Gilford	38	1.43
	Rathfriland	43	1.61
Small Towns Total		264	9.91
Overall Totals		1187	44.53

**Table 3: Historic Settlement Windfall Trends For NILUD Period
01/08/97-31/03/24 = 26.66 years**

From the data shown in Table 3, the overall total of units constructed over the specified period was 1,187. This is an average annual completion of 44.53 units for the entire Borough. Due to the relatively unpredictable nature of windfall sites, it is difficult to account for delivery based on current land studies alone, hence the historic averages approach over a 26.6 year period may reflect a more reliable picture of future potential.

¹ Paragraph 6.140

Assessment of Windfall Type 3 & Type 4 Character Areas

For Type 3 Character Areas (established residential areas) these categories would comprise:

- sub-division of existing housing;
- empty homes (where in excess of average vacancy);
- redevelopment potential;
- infill;
- intensification of existing residential (use of private open space);
- conversion from non-residential;
- smaller areas of vacant/under-utilised land (below urban capacity site threshold); and
- other unspecified.

For Type 4 character areas (high propensity for change) these categories would comprise:

- sub-division of existing housing;
- redevelopment potential (existing housing);
- redevelopment potential (non-residential);
- intensification of existing residential (use of private open space);
- infill;
- conversion from non-residential;
- vacant non-residential;
- car park redevelopment;
- flats over shops;
- opportunity sites (with residential option);
- smaller areas of vacant/under-utilised land (below urban capacity site thresholds);
- ancillary space associated with established/committed uses; and
- other unspecified.

7.0 Results

The follow tables outline the results of the Urban Capacity Study for each of the top 2 tier settlements (Main Settlements (Hubs) and Small Towns).

During the analysis of the sites, a series of considerations was created to aid the identification of each site. During the LPP stage, these considerations and sites will be analysed further to determine if any changes have occurred that may result in a site being unable to deliver housing development.

The overall results from the Urban Capacity Study are shown in Table 4 below. The Urban Capacity Study returns and the return from Windfall sites have been combined to provide a provisional return for each of the top two tier settlements.

Settlement	Windfall (unconstrained)	UCS Estimate	Total UCS & WF (unconstrained)
Armagh City	75	223	298
Banbridge	69	83	152
CUA	264	805	1069
Main Settlements (Hub) Total	407	1111	1518
Small Towns			
Keady	11	93	104
Markethill	10	51	61
Tandragee	14	10	24
Dromore	47	6	53
Gilford	17	26	43
Rathfriland	19	27	46
Small Towns Total	116	213	329
OVERALL ABC TOTAL	523	1324	1847

Table: 4. ABC Settlement UCS Estimate & Windfall (WF) Numbers

Table 4 sets out the potential housing unit yield for the top two settlement tiers in the Borough. This is a combined figure based on the unconstrained windfall figures (523 units) and the yield from Urban Capacity Study sites (1,324 units). The overall provisional future potential from these sites is 1,847 housing units.

It is important to note, however, that this figure represents a broad, unconstrained estimate for the Borough and it is not an expected return from each settlement. The figures may be lower than those identified due to range of factors, such as infrastructure constraints and may not reflect the true delivery of housing within these sites. As such the figures are indicative and intended to provide a strategic understanding of the potential contribution that UCS sites and windfall may make towards future housing supply. The sites will continue to be monitored through the Housing Monitor process which will help inform the next stage in the LDP process.

Using the Housing Monitor, each site within the settlements that met the threshold criteria of 0.1ha or greater or capable of accommodating 5 houses was then reviewed in relation to the list above and the results of which then tabulated. Tables 5-15 show the individual sites which would generate a yield within tier 1 & 2 settlements from the Urban Capacity Study.

It should be noted that the total estimated yield based on settlement DPH was calculated by multiplying the aggregate figure of the confirmed interim UCS site area by the density-per-hectare value for that settlement provided in Table 2. As a result, minor discrepancies may occur within the Total row, owing to the rounding of decimal places during the calculation process.

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
AH CA01	Lands approximately 10m south west of St Patricks Primary School, Armagh	1	0.97	18
AH CA05/01	Lands to the north-west of 17-27 Convent Rd	1	0.82	15
AH CA08	Former St Brigid's High School site	1	3.45	65
AH CA10	Lands surrounding (north, east and west of) No.15 Monaghan Road, Armagh	1	1.11	21
AH CA90/2	Lands adjacent to and south west of Orchard Lodge Care Home / Ard Mhacha House, Desert Lane Lower, Armagh	3	0.14	3
AH CA96/06	Lands to the east of Nos. 336-346 Mullacreevie Park (immediately west/rear of 20 and 22 St. Patrick's Park)	1	0.1	2
AH CA104/3	Lands to the south and west of No.19 Keady Road, Armagh	3	0.12	2
AH CA108/1	Adjacent to and east of No.12 Monaghan Road. Adjacent to and east (rear) of No's. 21-25 Mullanstown Park, Armagh	3	0.33	6
AH CA119/01	West and northwest of Greenfield Manse (No.72 Newry Road), Armagh	3	0.53	10
AH CA119/02	Adjacent to and south of Greenfield Manse (No.72 Newry Road), Armagh	3	0.7	13
AH CA134/5	Lands adjacent to and west of No.23 Killuney Road, Armagh	3	0.12	2
AH CA144	Lands adjacent to and south west of Armagh College of Further Education and surrounding Gillis House, lands east of No's 21-35 Gillis Terrace and the site formerly known as Gillis Yard, Loughgall Road, Armagh	1	2.25	42

AH CA146/1	Lands adjacent to and east of No's 2-22 Drummad Terrace, Armagh	1	1.16	22
Total UCS land area (ha) and potential yield			11.8	223

Table 5: Armagh City Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
BE CA05	Lands to rear of 23 Dromore Street and south west of 8 Bridgeways, Banbridge	1	0.59	12
BE CA23	Lands bounded by Old Newry Road, Banbridge Public Cemetery, No's 2 & 3 Cherrywood Court and No's 125-135 Newry Road, Banbridge	1	1.21	24
BE CA69/05	Lands to the south of 29 Knollwood, Banbridge	3	0.1	2
BE CA81/04	Lands adjacent to and north west of Nos. 50-66 Rathview and adjacent to and south west of No's 74-80 and No. 88 Thornheights, Banbridge	3	0.67	13
BE CA85/01	Former Health Centre (vacant), Downshire Place / Scarva Street	4	0.36	7
BE CA90	Lands to the east of St Patrick's High School, Scarva Road, Banbridge	1	0.95	19
BE CA109/01 (formerly BE CA80/03)	11 Ballydown Road and Ballydown Court, Banbridge	1	0.32	6
Total UCS land area (ha) and potential yield			4.2	83

Table 6: Banbridge Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
CN CA1/4	Lands adjacent to and east of Carn House, No. 91 Charlestown Road, Craigavon	1	0.91	20
CN CA19/01	Lands to the east of Highfield Road, Craigavon	4	2.56	57
CN CA24/02	Lands adjacent to No's 1, 16, 36, 37, 49, 75, 76, 239 & 240 Parkmore, Craigavon	3	0.44	10
CN CA24/04	Lands north of No's 60-71 Bluestone Hall and east of No's 173-179 Parkmore, Craigavon	3	0.45	10
CN CA24/05	Lands adjoining No's 164-168 Parkmore, Craigavon	3	0.17	4
CN CA24/06	Lands adjoining No's 84-89 Parkmore, Craigavon	3	0.11	2
CN CA24/07	Lands to the north of No's 206-213 Parkmore and south of Mandeville Road, Craigavon	3	0.53	12
CN CA27/1	Lands south of No.66 Lakeview Park, adjoining and north west of Lismara, Drumgor West Road, Craigavon	3	0.31	7
CN CA32	Burnside, lands west of Legahory Court, north east of Drumgor Road, Craigavon	1	1.82	41
CN CA33/2	Lands adjacent to and east of No. 220 Drumgor Heights, Craigavon	3	0.28	6
CN CA34	Lands south of Moylinn House, north of Drumgor Road (Legahorry Green), Craigavon	1	2.77	62
CN CA51/1	Lands north east of No's 406, 410 and 414 Westacres, Craigavon	3	1.95	44
CN CA51/3	Lands adjacent to and north of No's 703 and 709 Westacres and east of No. 607 Westacres, south of Clonmeen, Craigavon	3	0.24	5
CN CA51/4	Lands adjacent to and north east of No's 326- 328 Westacres, south and south east of No. 709 Westacres, Craigavon	3	0.43	10
CN CA51/8	Lands adjacent to and east of No. 325 Westacres, Craigavon	3	0.18	4
CN CA79	Adjacent to and east / north east of No's 408-410 Burnside, south of Lake Road, Craigavon	1	1.06	24
CN CA81/2	Lands adjacent to and south of No's 120-125 Legahory Court, north of Drumgor Road, Craigavon	3	0.49	11

CN CA81/3	Lands approximately 15m north of No. 129 Legahory Court, Craigavon	3	0.91	20
CN CA81/6	Lands approximately 40m south of No. 225 Legahory Court and east of No.256 Legahory Court, Craigavon	3	0.21	5
CN CA65/05	Lands between 6 & 13 Drumellan Walk	3	0.11	2
CN CA65/09	Lands south, southwest of No's 1 -6 Drumellan Walk.	3	0.65	15
CN CA65/11	Adjacent to and southeast of 1 Drumellan Mews.	3	0.25	6
CN CA65/12	Adjacent to and northwest of No.22 Drumellan Walk.	3	0.13	3
CN CA72/01	Stand of former shops/flats 1-12 Moyraverty Centre	3	0.08	2
CN CA77	Adjacent to and southeast of Drumellan Park (No's 24-27).	1	1.08	24
CN CA46.06	Aldervale (formerly 1 – 85 Aldervale, now demolished).	3	0.19	4
CN CA56.01	Adjacent to and south of 120 Altmore.	3	0.15	3
CN CA56.07	Adjacent to and north of 401E & 402C Ardowen.	3	0.35	8
Total UCS land area (ha) and potential yield			18.81	421

Table 7: Craigavon Central Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
PN CA93/06	Former site of Portadown Health Centre, Meadow lane, Adjacent to and east of 1-15 (odds) Tavanagh Avenue, Portadown	4	0.95	21
No Site Ref	former site of Cascades Leisure centre Thomas Street Portadown	1	0.7	16
PN CA70/04	Lands to the north of 129 Tandragee Road	3	0.11	2
PN CA87/04	Lands to the north of 227 Tandragee Road	3	0.21	5
PN CA87/06	Lands to the South of 227 Tandragee Road	3	0.43	10
PN CA46/1	Lands adjacent to and west of St Francis Private Nursing Home, Portadown	3	0.47	11
PN CA159/1	Lands north of No. 56 Brownstown Road, Portadown	3	0.39	9
PN CA14.3	Land to the west of St John's Wood, Moy Road, Portadown.	3	0.6	13
PN CA20.2	Land to the south of Mayfair Business Centre	1	2.7	60
PN CA26.10	Land to the north of No. 55 Woodside Green, Portadown	3	0.1	2
PN CA32.5	Land between No.s 222 & 232 Obins Street, Portadown	3	0.2	4
PN CA108.01	Adjacent to and east of No.88 Lurgan Road.	3	0.11	2
PN CA138/3	Adjacent to and south of No.20, 21 & 22 Wildwood, Portadown	3	0.4	9
PN CA156/4	Adjacent to and south of No.19 & 20 Eden Avenue, Portadown	3	0.54	12
Total UCS land area (ha) and potential yield			7.91	177

Table 8: Portadown Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
LN CA42/3	Lands adjacent to, west and south west of No. 36 North Street, north of William Street, Lurgan	4	0.31	7
LN CA48/5	Lands adjacent to and east of No's 16-23 Stephenson Park, and adjacent to and west of No. 34-41 Stephenson Park, Lurgan	4	1.05	24
LN CA02/02	Land to the rear of No. 14 Tannaghmore North Road	3	0.1	2
LN CA05/02	Site to the south of and adjoining Annesborough House	2A	0.4	9
LN CA07	Lands to the east of Bullay's Hill WWTW.	1	3.6	81
LN CA14/01	Land to the west of the Woodville PH, Lake Street, Lurgan	2A	0.5	11
LN CA23/01	Northeast (rear) of 7 & 8 College Walk.	3	0.24	5
LN CA99/02	Ballynamoney Lane, south of No's 13-23 Hillcrest.	3	0.43	10
LN CA77/1	Lands adjacent to and north east of No.5 Toberhewny Lane Lower, Lurgan	3	0.27	6
LN CA81/4	Lands adjacent to and south of No.1 and No.3 The Hollows, Lurgan	3	0.12	3
LN CA61/04	Lands adjacent to and south-east of 19 Queen Street	3	0.1	2
LN CA62/03	Lands at Robert street, Adjacent to and South-West of Waves Swimming Pool	2a	0.29	7
	Site of the former Waves Leisure Centre	2a	0.4	9
LN CA65/01	Lands to the rear and south-east of 29B Avenue Road	2a	0.11	2
LN CA67/01	Lands to the South-West of 39 and 41 Ashleigh Crescent	3	0.1	2
LN CA76/05	Lands to the North and North-East of 36 Upper Toberhewny Lane	3	0.14	3
LN CA110	Lands to the rear and north of 46-56 Avenue Road	1	0.38	9
LN CA113	Lands to the South and South-West of 23 Banbridge Road	1	0.72	16
Total UCS land area (ha) and potential yield			9.26	207

Table 9: Lurgan Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
DE CA22/01	To rear of Masonic Hall, 1 Hillsborough Road (adjacent to and west of 1 Princes Gate)	2a	0.12	2
DE CA46/01	Land adjacent to and south west of 4 and 7 Beech Court	3	0.18	4
Total UCS land area (ha) and potential yield			0.3	6

Table 10: Dromore Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
TE CA18/01	West / Southwest of no.31 Sinton Park	1	0.35	7
TECA 33	Site of former PSNI station, Armagh Road.	1	0.19	4
Total UCS land area (ha) and potential yield			0.54	10

Table 11: Tandragee Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
KY CA01	Site of former Keady PSNI Station, 38 Davis Street, and lands to the northwest.	1	0.84	17
KY CA03	North-East of 34 Madden Row.	1	0.61	12
KY CA13	Adjacent to and northwest of no.19 Crossmore Road (Site of former swimming pool)	1	0.56	11
KY CA25	North of 20-28 Granemore Park, Granemore Road (east/south-east of 37-47 Granemore Heights). Site extended to inc part CA 51.	1	0.6	12
KY CA36/03	Between 48 and 54 Davis Street (site also extends to the rear of no.54).	3	0.47	10
KY CA37/01	Adjacent to and northeast of no.1 Church Street	3	0.11	2
KY CA57	15 Granemore Road (Old Cinema)	1	0.2	4

KY CA58/06	South of Glenview Gardens (rear of 60-62 Kinelowen Street)	4	0.15	3
KY CA66/01	Clay Road / Victoria Street (east/north-east of 48 Victoria St.)	2a	0.24	5
KY CA66/02	Lands north of 48 Victoria Street (extending to rear of 32-46 (evens) Victoria Street.)	2a	0.6	12
KY CA67/01	Adjacent and east of 41 Tassagh Road	2a	0.2	4
Total UCS land area (ha) and potential yield			4.58	93

Table 12: Keady Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
RD CA06/01	Lands to the rear and North of 13 – 35 Newry Street	1	0.42	9
RD CA12/01	Lands to the East of Iveagh Crescent	2a	0.24	5
RD CA18/01	20 Castle Street, Rathfriland	2a	0.21	5
RD CA28/04	Lands to the rear / East of 64a and 64b	3	0.13	3
RD CA29/03	Lands opposite / to the South of 8 Caddells Lane	4	0.11	2
RD CA29/07	3-7 Castle Street	4	0.1	2
Total UCS land area (ha) and potential yield			1.21	27

Table 13: Rathfriland Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
GD CA23/02	58 Stramore Road	3	0.22	4
GD CA31 & GD CA32	Land adjacent to and east of 28 Whinny Hill & Land south of 8 Bannview	1	1.09	22
Total UCS land area (ha) and potential yield			1.31	26

Table 14: Gilford Urban Capacity Sites

UCS Site Ref	Address	Character Area Type	Confirmed Interim UCS Site Area (ha)	Estimated yield based on settlement DPH
ML CA02/01/ML CA02/02	Lands to the rear / West of 29 Main Street	3	0.25	6
ML CA20/05	To the south and rear of Markethill Primary School. Adjacent and east of Mount Pleasant Court and no.18 Mohan Road.	3	0.44	10
ML CA21/04	Lands to the rear of 48 Mowhan Road	3	0.16	4
ML CA24/04	Lands to the rear / East and North-East of 46 Main Street	4	0.1	2
ML CA24/05	Lands to the rear / East and North-East of 52 Main Street	4	0.15	3
ML CA24/06	Lands to the rear / East and North-East of 56 -58 Main Street	4	0.1	2
ML CA24/08	Lands to the rear / East and South-East of 62 and 64 Main Street	4	0.37	8
ML CA29/01	Adjacent and south of no.1, 2, 3 Forest View. East of Ashlea Gardens	1	0.72	16
Total UCS land area (ha) and potential yield			2.29	50

Table 15: Markethill Urban Capacity Sites

Appendix A – Urban Capacity Study Review of Character Area 1, 2a & 2b, 3 and 4 Sites by Settlement

In review of the Urban Capacity Study sites, a series of standardised site appraisal considerations was used to describe the characteristics of the sites in the review. These considerations are set out below. Whilst not exhaustive, it enabled sites to be easily identified and subsequently determined for their suitability as provisional UCS sites.

Considerations are as follows:

- Residential amenity space / dwelling curtilage.
- Existing use - car park / business / School / church / council / agriculture etc
- Housing Monitor site / approval on site / site under construction.
- Existing open space / amenity lands.
- Flooding constraints.
- Access issues / Site landlocked.
- Topography / site development issues.
- Roads / proposed roads constraints.
- Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
- Built / Natural Environment constraints.
- Zoned LDP lands - Industry / Open Space / Education / Housing etc
- Interim UCS Yes: TBC @ LPP Stage
- Other - detail other.

Each settlement was then subject to a review to identify if the site was available for development or not, depending on the circumstances at the time the study was conducted. Tables 1 – 21 show the identification of Urban Capacity Sites using the standardised comments in Figure 1 as a guide in the consideration of each.

Table 1: Armagh City Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
AH CA01	Lands approximately 10m south west of St Patricks Primary School, Armagh	0.97ha	1	Potential access from adjacent site.	Y
AH CA03/1	Lands adjacent to and west of No's 22-29 Linsey's Heights, Armagh	2.80ha	1	Flooding constraints / protected road route.	N
AH CA05/01	Lands to the north-west of 17-27 Convent Rd	0.82	1	Interim UCS Yes: TBC @ LPP Stage	Y
AH CA06	Lands to the east and south of 66 Cathedral Rd	0	1	Flooding constraints.	N

AH CA07	Lands to the north of St Catherines Convent site (south-east of 41-51 Glen Macha)	0.71	1	Existing School Grounds.	N
AH CA08	Former St Brigid's High School site	3.45	1	Interim UCS Yes: TBC @ LPP Stage.	Y
AH CA10	Lands surrounding (north, east and west of) No.15 Monaghan Road, Armagh	1.11ha	1	Interim UCS Yes: TBC @ LPP Stage	Y
AH CA26	Lands adjacent to and surrounding No.14 Drumcairn Road, Armagh	0.56ha	1	In agricultural use	N
AH CA96/06	Lands to the east of Nos. 336-346 Mullacreevie Park (immediately west/rear of 20 and 22 St. Patrick's Park)	0.1	1	Interim UCS Yes: TBC @ LPP Stage	Y
AH CA143	Lands approximately 20m north of Lisanally Special School, Lisanally Lane, Armagh	2.07ha	1	School Use.	N
AH CA144	Lands adjacent to and south west of Armagh College of Further Education and surrounding Gillis House, lands east of No's 21-35 Gillis Terrace and the site formerly known as Gillis Yard, Loughgall Road, Armagh	2.25ha of a 2.55ha site (0.3ha of the CA has extant permission for mixed use development	1	Interim UCS Yes: TBC @ LPP Stage	Y
AH CA146/1	Lands adjacent to and east of No's 2-22 Drummad Terrace, Armagh	1.16ha	1	Interim UCS Yes: TBC @ LPP Stage (access issues).	Y
AH CA147/1	Lands adjacent to and west / north west of Hamiltonsbawn Industrial Estate, Armagh	2.53ha	1	Part LDP road route, part of site zoned for Industry & part flooding issues.	N

Table 2: Armagh City Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	AH CA09	Existing business.
2a	AH CA22/2	Existing open space / amenity lands.
2a	AH CA28/1	Site size development issues.
2a	AH CA34/4	Existing open space / amenity lands.
2a	AH CA35/1	Existing open space / amenity lands.
2a	AH CA36/2	Existing open space / amenity lands.
2a	AH CA38/1	Existing open space / amenity lands.
2a	AH CA40/1	Zoned LDP lands - Industry.
2a	AH CA40/2	Zoned LDP lands - Industry.
2a	AH CA41/1	Approved for commercial use.
2a	AH CA43/1	Existing business use.
2a	AH CA48/1	Existing open space / amenity lands.
2a	AH CA48/2	Existing open space / amenity lands.
2a	AH CA48/3	Existing open space / amenity lands.
2a	AH CA51	Church use & built heritage constraints.
2a	AH CA52/01	Existing open space / amenity lands.
2a	AH CA52/02	Church use & built heritage constraints.
2a	AH CA53/03	Existing open space / amenity lands.
2a	AH CA54	Existing business use.
2a	AH CA55	School land.
2a	AH CA56	Existing business use.
2a	AH CA57	Existing business use.
2a	AH CA58	Existing Open Space / flooding issues.
2a	AH CA59	Existing business use.
2a	AH CA60	Existing business use.
2a	AH CA104	Existing open space / amenity lands.
2b	AH CA14/01	Housing Monitor Site
2b	AH CA102/02	Part in floodplain, part in Housing Monitor site.
2b	NEW CA	Housing Monitor Site
3	AH CA50/01	Established residential & built heritage constraints.
3	AH CA50/02	Established residential & built heritage constraints.
3	AH CA86/1	Topography of site.
3	AH CA86/3	Domestic dwelling curtilage amenity open space.
3	AH CA87/1	Domestic dwelling curtilage amenity open space.
3	AH CA87/4	Domestic dwelling curtilage amenity open space.
3	AH CA87/5	Existing open space / amenity lands.
3	AH CA90/1	Site developed.
3	AH CA90/2	Site reduced from 0.24 to 0.14 due to topography.
3	AH CA91/02	Domestic dwelling curtilage amenity open space.
3	AH CA91/03	Domestic dwellings curtilage amenity open space.
3	AH CA92/02	Existing open space / amenity lands & topography issues.
3	AH CA93	Housing Monitor site.
3	AH CA94	Site in existing residential use.
3	AH CA95	Site in existing residential use.

3	AH CA96/01	Windfall & existing open space / amenity lands.
3	AH CA96/02	Windfall & domestic dwelling curtilage lands.
3	AH CA97/01	Windfall & domestic dwelling curtilage lands.
3	AH CA97/02	Domestic dwelling curtilage amenity open space.
3	AH CA99/03	Existing amenity open space & electricity substation.
3	AH CA100/01	Existing amenity open space & topography issues.
3	AH CA101/01	Existing amenity open space & topography issues.
3	AH CA102/01	Part in floodplain, part in domestic dwelling curtilage
3	AH CA103	Site in existing residential use.
3	AH CA104/1	Existing nursing home garden / amenity open space.
3	AH CA104/2	Domestic dwelling curtilage / amenity lands
3	AH CA104/3	Interim UCS Yes: TBC @ LPP Stage
3	AH CA107/03	Existing amenity open space & topography issues.
3	AH CA108/1	Interim UCS Yes: TBC @ LPP Stage
3	AH CA109/2	Domestic dwelling curtilage / garden /amenity lands
3	AH CA109/3	Domestic dwelling curtilage / garden /amenity lands
3	AH CA109/04	In business use.
3	AH CA109/05	Domestic dwelling curtilage / garden /amenity lands
3	AH CA115/01	Protected LDP Road Line.
3	AH CA117/02	Domestic dwelling curtilage / garden /amenity lands
3	AH CA117/04	Windfall & access issues.
3	AH CA117/05	Access issues / landlocked.
3	AH CA119/01	Interim UCS Yes: TBC @ LPP Stage (access issues & setting of the listed building)
3	AH CA119/02	Interim UCS Yes: TBC @ LPP Stage (access issues & setting of the listed building)
3	AH CA121/01	Domestic dwelling curtilage /amenity lands
3	AH CA121/02	Existing amenity open space.
3	AH CA124/1	Existing amenity open space.
3	AH CA125/2	Accessibility and topography issues
3	AH CA125/3	Domestic dwelling curtilage /amenity lands
3	AH CA126/01	Access issues & existing amenity open space.
3	AH CA127/06	Residential planning approval.
3	AH CA131/1	Domestic dwelling curtilage /amenity lands
3	AH CA131/2	Domestic dwelling curtilage /amenity lands
3	AH CA131/3	Domestic dwelling curtilage /amenity lands
3	AH CA131/5	Domestic dwelling curtilage /amenity lands
3	AH CA131/6	Domestic dwelling curtilage /amenity lands
3	AH CA131/7	Domestic dwelling curtilage /amenity lands
3	AH CA131/8	Domestic dwelling curtilage /amenity lands
3	AH CA132/1	Part housing monitor site / part landscape buffer to school.
3	AH CA132/3	Domestic dwelling curtilage /amenity lands
3	AH CA132/4	Domestic dwelling curtilage /Development amenity lands
3	AH CA134/1	Domestic dwelling curtilage /amenity lands
3	AH CA134/2	Domestic dwelling curtilage /amenity lands
3	AH CA134/3	Domestic dwelling curtilage /amenity lands

3	AH CA134/4	Domestic dwelling curtilage /amenity lands
3	AH CA134/5	N/A
3	AH CA134/7	Domestic dwelling curtilage /amenity lands
4	AH CA11/01	Existing car park.
4	AH CA11/05	Windfall & development constraints.
4	AH CA11/06	Access issues / landlocked.
4	AH CA11/07	Existing business use /car park.
4	AH CA11/08	Backlands to existing businesses / access constraints.
4	AH CA11/11	Primary School approved.
4	AH CA11/12	Existing car park.
4	AH CA11/15	domestic dwelling curtilage.
4	AH CA11/18	domestic dwelling curtilages / access constraints.
4	AH CA135/2	Windfall site. Access issues
4	AH CA135/03	Existing car park
4	AH CA135/04	Retail use.
4	AH CA135/05	Extant permission on this site.
4	AH CA136/02	Domestic dwellings curtilages /amenity lands.
4	AH CA136/03	Existing car park.
4	AH CA139/01	Business use.
4	AH CA139/03	Church amenity grounds use.
4	AH CA139/04	Car park grass embankment.
4	AH CA139/10	Existing car park.
4	AH CA139/11	Existing car park.
4	AH CA141/02	Landlocked site.
4	AH CA141/03	Existing car park.
4	AH CA141/08	Residential planning approval.
4	AH CA142/01	Landlocked site, access issues.
4	AH CA142/04	Listed dwelling curtilages /amenity lands.
4	AH CA142/05	Domestic dwelling curtilage /amenity lands.

Table 3: Banbridge Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
BE CA05	Lands to rear of 23 Dromore Street and south west of 8 Bridgeways, Banbridge	0.59	1	Interim UCS Yes: TBC @ LPP Stage	Y
BE CA23	Lands bounded by Old Newry Road, Banbridge Public Cemetery, No's 2 & 3 Cherrywood Court and No's 125-135 Newry Road, Banbridge	1.21	1	Interim UCS Yes: TBC @ LPP Stage	Y

BE CA35	23A Dromore Road, Banbridge	0.5	1	2026: does not appear to be in agricultural or any other business use. Reconsider as UCS site at LPP stage.	N
BE CA69/01	Lands to the west of Seapatrick Nursing Home, Banbridge	0.3	1	Access issues / Site landlocked.	N
BE CA69/06	Lands to the south-east of 8-10 Old Rectory Park, Banbridge	0.76	1	Access issues / Site landlocked.	N
BE CA90	Lands to the east of St Patrick's High School, Scarva Road, Banbridge	0.95	1	Interim UCS Yes: TBC @ LPP Stage	Y
BE CA109/01 (formerly BE CA80/03)	11 Ballydown Road and Ballydown Court, Banbridge	0.32	1	Interim UCS Yes: TBC @ LPP Stage	Y

Table 4: Banbridge Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	BE CA11/01	Existing use - business
2A	BE CA88	Existing use - business
2A	BE CA106/01	Existing use - vehicle storage
3	BE CA66/03	Residential amenity space / dwelling curtilage.
3	BE CA67/04	Existing open space / amenity lands.
3	BE CA68/01	Residential amenity space / dwelling curtilage.
3	BE CA69/02	Residential amenity space / dwelling curtilage.
3	BE CA69/03	Residential amenity space / dwelling curtilage.
3	BE CA69/04	Residential amenity space / dwelling curtilage.
3	BE CA69/05	Interim UCS Yes: TBC @ LPP Stage
3	BE CA72/01	Residential amenity space / dwelling curtilage.
3	BE CA73/07	Residential amenity space / dwelling curtilage.
3	BE CA74/02	Residential amenity space / dwelling curtilage.
3	BE CA74/03	Residential amenity space / dwelling curtilage.
3	BE CA74/08	Residential amenity space / dwelling curtilage.
3	BE CA76/02	Housing Monitor site
3	BE CA76/05	Topography / site development issues.
3	BE CA76/08	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	BE CA79/07	Residential amenity space / dwelling curtilage.
3	BE CA80/01	Built / Natural Environment constraints.
3	BE CA81/04	Interim UCS Yes: TBC @ LPP Stage
3	BE CA82/01	Residential amenity space / dwelling curtilage.
3	BE CA82/02	Residential amenity space / dwelling curtilage.

3	BE CA82/05	Residential amenity space / dwelling curtilage.
3	BE CA103/01	Access issues / Site landlocked.
3	BE CA103/04	Residential amenity space / dwelling curtilage.
3	BE CA103/05	Housing Monitor site
3	BE CA103/06	Residential amenity space / dwelling curtilage.
3	BE CA103/07	Residential amenity space / dwelling curtilage.
3	BE CA103/08	Built / Natural Environment constraints.
3	BE CA105/01	Residential amenity space / dwelling curtilage.
3	BE CA105/02	Residential amenity space / dwelling curtilage.
3	BE CA105/05	Residential amenity space / dwelling curtilage.
3	BE CA105/06	Residential amenity space / dwelling curtilage.
3	BE CA105/07	Residential amenity space / dwelling curtilage.
3	BE CA105/08	Built / Natural Environment constraints.
4	BE CA83/01	Approval on site
4	BE CA83/02	Housing Monitor site
4	BE CA84/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
4	BE CA84/02	Housing Monitor site
4	BE CA84/03	Housing Monitor site
4	BE CA84/04	Residential amenity space / dwelling curtilage.
4	BE CA85/01	Interim UCS Yes: TBC @ LPP Stage
4	BE CA86/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
4	BE CA86/03	Residential amenity space / dwelling curtilage.
4	BE CA87/01	Housing Monitor site

Table 5: Central Craigavon Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
CN CA1/4	Lands adjacent to and east of Carn House, No. 91 Charlestown Road, Craigavon	0.91ha	1	Potential access from adjacent site.	Y
CN CA6/1	Lands between Carn Road, New Charlestown Road and Charlestown Road, Carn, Craigavon	9.44ha	1	Natural Environment constraints	N

CN CA14/01	Lands at the junction of Balteagh Road and Northway, Craigavon	0.34ha	1	Roads / proposed roads constraints.	n
CN CA15/01	Lands north of Avonmere Manor and adjoining Central Way, Craigavon	2.45ha	1	Roads / proposed roads constraints.	n
CN CA32	Burnside, lands west of Legahory Court, north east of Drumgor Road, Craigavon	2.67ha	1	Interim UCS Yes: TBC @ LPP Stage	y
CN CA34	Lands south of Moylinn House, north of Drumgor Road (Legahorry Green), Craigavon	3.03ha	1	Interim UCS Yes: TBC @ LPP Stage	y
CN CA79	Adjacent to and east / north east of No's 408-410 Burnside, south of Lake Road, Craigavon	1.06ha	1	Interim UCS Yes: TBC @ LPP Stage	y
CN CA77	Adjacent to and southeast of Drumellan Park (No's 24-27).	1.08ha	1	Interim UCS Yes: TBC @ LPP Stage	y

Table 6: Central Craigavon Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	CN CA1/2	Existing use - agriculture.
3	CN CA17/01	Topography / site development issues.
3	CN CA18/02	Topography / site development issues.
3	CN CA20/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA24/02	Interim UCS Yes: TBC @ LPP Stage
3	CN CA24/04	Interim UCS Yes: TBC @ LPP Stage
3	CN CA24/05	Interim UCS Yes: TBC @ LPP Stage
3	CN CA24/06	Interim UCS Yes: TBC @ LPP Stage
3	CN CA24/07	Interim UCS Yes: TBC @ LPP Stage
3	CN CA27/1	Interim UCS Yes: TBC @ LPP Stage
3	CN CA 27/4	Other - detail other. Site to be developed to provide public transport lay-bys
3	CN CA33/2	Interim UCS Yes: TBC @ LPP Stage
3	CN CA50/4	Existing open space / amenity lands.
3	CN CA50/6	Existing open space / amenity lands.
3	CN CA50/7	Existing open space / amenity lands.
3	CN CA51/1	Interim UCS Yes: TBC @ LPP Stage
3	CN CA51/3	Interim UCS Yes: TBC @ LPP Stage
3	CN CA51/4	Interim UCS Yes: TBC @ LPP Stage
3	CN CA51/8	Interim UCS Yes: TBC @ LPP Stage
3	CN CA51/10	Existing open space / amenity lands.
3	CN CA51/12	Existing open space / amenity lands.
3	CN CA51/15	Existing open space / amenity lands.
3	CN CA55/01	Built / Natural Environment constraints.
3	CN CA81/2	Interim UCS Yes: TBC @ LPP Stage
3	CN CA81/3	Interim UCS Yes: TBC @ LPP Stage
3	CN CA81/4	Interim UCS Yes: TBC @ LPP Stage
3	CN CA81/5	Interim UCS Yes: TBC @ LPP Stage
3	CN CA81/6	Interim UCS Yes: TBC @ LPP Stage
3	CN CA60/01	Approval on site
3	CN CA60/06	Topography / site development issues.
3	CN CA61/03	Existing open space / amenity lands.
3	CN CA63/01	Topography / site development issues.
3	CN CA63/01	Topography / site development issues.
3	CN CA63/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA63/03	Zoned LDP lands - Housing
3	CN CA65/05	Interim UCS Yes: TBC @ LPP Stage
3	CN CA65/09	Interim UCS Yes: TBC @ LPP Stage
3	CN CA65/10	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA65/11	Interim UCS Yes: TBC @ LPP Stage
3	CN CA65/12	Interim UCS Yes: TBC @ LPP Stage
3	CN CA67/02	Topography / site development issues.
3	CN CA68/03	Approval on site

3	CN CA72/01	Interim UCS Yes: TBC @ LPP Stage
3	CN CA72/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA72/03	Approval on site
3	CN CA74/01	Topography / site development issues.
3	CN CA74/02	Topography / site development issues.
3	CN CA74/03	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA74/07	Topography / site development issues.
3	CN CA46.01	Topography / site development issues.
3	CN CA46.06	Interim UCS Yes: TBC @ LPP Stage
3	CN CA54.11	Topography / site development issues.
3	CN CA56.01	Interim UCS Yes: TBC @ LPP Stage
3	CN CA56.05	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA56.06	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	CN CA56.07	Interim UCS Yes: TBC @ LPP Stage
4	CN CA19/01	Interim UCS Yes: TBC @ LPP Stage
4	CN CA19/04	Existing open space / amenity lands.
4	CN CA19/05	Existing open space / amenity lands.
4	CN CA19/06	Existing open space / amenity lands.
4	CN CA19/07	Existing open space / amenity lands.
4	CN CA19/08	Existing open space / amenity lands.
4	CN CA19/09	Topography / site development issues.
4	CN CA19/10	Topography / site development issues.
4	CN CA19/11	Topography / site development issues.
4	CN CA19/12	Existing open space / amenity lands.
4	CN CA19/13	Topography / site development issues.
4	CN CA19/14	Roads / proposed roads constraints.

Table 7: Portadown Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
No Site Ref	former site of Cascades Leisure centre Thomas Street Portadown	0.7ha	1	Site of the former cascades leisure centre	yes
PN CA79/01	Lands to the north of Clendinning Way	3.20ha	1	site under construction	no
PN CA80/01	Lands to the North-West of Playing Fields on Mahon Road	1.19ha TBC (check lines on map)	1	site under construction	no

PN CA84/01	Lands to the south of 69 Mahon Road	0.51ha	1	Existing use - storage yard	No
PN CA20.2	Land to the south of Mayfair Business Centre	2.7	1	Interim UCS Yes: TBC @ LPP Stage	yes
PN CA35	189-191 Obins Street, Portadown	0.7	1	Housing Monitor site	No
PN CA41	Factory premises west of the junction of Curran Street and Obins Street, Portadown. (6 Corcrain Road)	2.7	1	Other - economic development site	No
PN CA42	Land south of the junction of Obins Street and Park Road, Curran Street, Portadown	0.6	1	Housing Monitor site	No

Table 8: Portadown Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	PN CA91/01	Existing use - car park / business
2A	PN CA135.01	Existing use - church
2a	PN CA125/3	Housing Monitor site / approval on site
2a	PN CA146/02	Housing Monitor site / approval on site
3	PN CA63/02	Residential amenity space / dwelling curtilage.
3	PN CA63/03	Existing open space / amenity lands.
3	PN CA68/01	Approval on site
3	PN CA70/04	Interim UCS Yes: TBC @ LPP Stage
3	PN CA70/08	Existing open space / amenity lands.
3	PN CA75/01	Residential amenity space / dwelling curtilage.
3	PN CA76/02	Roads / proposed roads constraints.
3	PN CA76/03	Roads / proposed roads constraints.
3	PN CA86/02	Existing use - business
3	PN CA86/03	Existing use - Scout hall
3	PN CA87/04	Interim UCS Yes: TBC @ LPP Stage
3	PN CA87/05	Site under construction
3	PN CA87/06	Interim UCS Yes: TBC @ LPP Stage
3	PN CA24/2	Residential amenity space / dwelling curtilage.
3	PN CA46/1	Interim UCS Yes: TBC @ LPP Stage
3	PN CA47/3	Residential amenity space / dwelling curtilage.
3	PN CA47/4	Residential amenity space / dwelling curtilage.
3	PN CA47/7	Residential amenity space / dwelling curtilage.
3	PN CA53/1	Residential amenity space / dwelling curtilage.
3	PN CA67/3	Residential amenity space / dwelling curtilage.
3	PN CA67/5	Residential amenity space / dwelling curtilage & Existing use - car park
3	PN CA159/1	Interim UCS Yes: TBC @ LPP Stage
3	PN CA2.3	Residential amenity space / dwelling curtilage.
3	PN CA2.4	Existing open space / amenity lands.

3	PN CA14.3	Interim UCS Yes: TBC @ LPP Stage
3	PN CA25.3	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	PN CA26.1	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	PN CA26.3	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	PN CA26.10	Interim UCS Yes: TBC @ LPP Stage
3	PN CA32.5	Interim UCS Yes: TBC @ LPP Stage
3	PN CA106.02	Access issues / Site landlocked.
3	PN CA107.02	Access issues / Site landlocked.
3	PN CA108.01	Interim UCS Yes: TBC @ LPP Stage
3	PN CA110.04	Access issues / Site landlocked.
3	PN CA114.05	Residential amenity space / dwelling curtilage.
3	PN CA114.06	Residential amenity space / dwelling curtilage.
3	PN CA118.01	Residential amenity space / dwelling curtilage.
3	PN CA118.04	Housing Monitor site
3	PN CA128.01	Residential amenity space / dwelling curtilage.
3	PN CA128.02	Residential amenity space / dwelling curtilage.
3	PN CA125/2	Access issues / Site landlocked.
3	PN CA125/4	Residential amenity space / dwelling curtilage.
3	PN CA138/3	Interim UCS Yes: TBC @ LPP Stage
3	PN CA143/1	Residential amenity space / dwelling curtilage.
3	PN CA143/2	Residential amenity space / dwelling curtilage.
3	PN CA143/3	Residential amenity space / dwelling curtilage.
3	PN CA151/03	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	PN CA152/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	PN CA156/1	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	PN CA156/2	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	PN CA156/3	Residential amenity space / dwelling curtilage.
3	PN CA156/4	Interim UCS Yes: TBC @ LPP Stage
4	PN CA91/03	Existing use - church
4	PN CA92/01	Access issues / Site landlocked.
4	PN CA92/02	Access issues / Site landlocked.
4	PN CA92/03	Existing use - former school building
4	PN CA93/01	Existing use - car park
4	PN CA93/06	Interim UCS Yes: TBC @ LPP Stage
4	PN CA93/07	Other - Portadown primary retail core
4	PN CA93/08	Other - Portadown primary retail core
4	PN CA93/09	Other - Portadown primary retail core
4	PN CA94/3	Approval on site

Table 9: Lurgan Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
LN CA07	Lands to the east of Bullay's Hill WWTW.	3.7ha	1	Interim UCS Yes: TBC @ LPP Stage	y
LN CA93	Lands fronting onto Portadown Road, adjacent to and west (rear) of No's 2-34 Ashwood.	2.21ha	1	Zoned LDP lands - Industry	N
LN CA114	Lands south of the junction of Malcolm Road and Millennium Way, north of Woodbank, Lurgan	0.42ha	1	Existing use - business	N
LN CA110	Lands to the rear and north of 46-56 Avenue Road	0.38ha	1	Interim UCS Yes: TBC @ LPP Stage	Y
LN CA111	Lands to the East of 5-9 Lilburn Hall	0.52ha	1	Access issues / Site landlocked.	N
LN CA112	Factory West of Larkfield Square	0.41ha	1	Other - opportuntiy to reuse existing buildings	N
LN CA113	Lands to the South and South-West of 23 Banbridge Road	0.72ha	1	Interim UCS Yes: TBC @ LPP Stage	Y

Table 9: Lurgan 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	LN CA16	Existing use - School
2a	LN CA33	Existing use - School
2A	LN CA05/01	Built / Natural Environment constraints.
2A	LN CA05/02	Interim UCS Yes: TBC @ LPP Stage
2A	LN CA11/01	Built / Natural Environment constraints.
2A	LN CA11/02	Built / Natural Environment constraints.
2A	LN CA11/03	Built / Natural Environment constraints.
2A	LN CA11/04	Built / Natural Environment constraints.
2A	LN CA11/05	Built / Natural Environment constraints.

2A	LN CA14/01	Interim UCS Yes: TBC @ LPP Stage
2A	LN CA38/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
2A	LN CA38/03	Built / Natural Environment constraints.
2A	LN CA38/04	Built / Natural Environment constraints.
2a	LN CA90.10	Existing use - car park / business
2A	LN CA100/02	Existing use - business
2a	LN CA62/03	Interim UCS Yes: TBC @ LPP Stage
2a		Interim UCS Yes: TBC @ LPP Stage
2a	LN CA65/01	Interim UCS Yes: TBC @ LPP Stage
3	LN CA15/01	Housing Monitor site
3	LN CA15/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	LN CA15/03	Existing open space / amenity lands.
3	LN CA17/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	LN CA17/02	Housing Monitor site
3	LN CA18/01	Housing Monitor site
3	LN CA18/02	Existing open space / amenity lands.
3	LN CA18/03	Existing open space / amenity lands.
3	LN CA18/04	Existing open space / amenity lands.
3	LN CA18/05	Existing open space / amenity lands.
3	LN CA19/01	Existing open space / amenity lands.
3	LN CA19/02	Existing open space / amenity lands.
3	LN CA19/03	Existing open space / amenity lands.
3	LN CA19/04	Existing open space / amenity lands.
3	LN CA19/05	Existing open space / amenity lands.
3	LN CA19/06	Existing open space / amenity lands.
3	LN CA19/07	Existing open space / amenity lands.
3	LN CA19/08	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	LN CA20/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	LN CA20/02	Site does not meet the threshold of 0.1ha in area, nor has the potential to deliver 10 units.
3	LN CA34/01	Housing Monitor site
3	LN CA35/01	Existing open space / amenity lands.
3	LN CA35/02	Existing open space / amenity lands.
3	LN CA35/03	Existing open space / amenity lands.
3	LN CA35/04	Housing Monitor site
3	LN CA35/04	Housing Monitor site
3	LN CA36/01	Housing Monitor site
3	LN CA36/02	Housing Monitor site
3	LN CA37	Housing Monitor site
3	LN CA02/02	Interim UCS Yes: TBC @ LPP Stage
3	LN CA03/02	Roads / proposed roads constraints.

3	LN CA12/02	Residential amenity space / dwelling curtilage.
3	LN CA21/01	Approval on site
3	LN CA24/01	Built / Natural Environment constraints.
3	LN CA40/01	Access issues / Site landlocked.
3	LN CA40/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	LN CA40/03	Existing use - car park
3	LN CA43/01	Access issues / Site landlocked.
3	LN CA23/01	Interim UCS Yes: TBC @ LPP Stage
3	LN CA31/01	Approval on site
3	LN CA88/01	Access issues / Site landlocked.
3	LN CA99/02	Interim UCS Yes: TBC @ LPP Stage
3	LN CA55/8	Residential amenity space / dwelling curtilage.
3	LN CA77/1	Interim UCS Yes: TBC @ LPP Stage
3	LN CA81/2	Topography / site development issues.
3	LN CA81/3	Roads / proposed roads constraints.
3	LN CA81/4	Interim UCS Yes: TBC @ LPP Stage
3	LN CA81/7	Residential amenity space / dwelling curtilage.
3	LN CA83/9	Topography / site development issues.
3	LN CA61/04	Interim UCS Yes: TBC @ LPP Stage
3	LN CA67/01	Interim UCS Yes: TBC @ LPP Stage
3	LN CA67/07	Residential amenity space / dwelling curtilage.
3	LN CA69/04	Residential amenity space / dwelling curtilage.
3	LN CA69/05	Housing Monitor site
3	LN CA70/01	Residential amenity space / dwelling curtilage.
3	LN CA72/01	Residential amenity space / dwelling curtilage.
3	LN CA72/02	Residential amenity space / dwelling curtilage.
3	LN CA72/04	Residential amenity space / dwelling curtilage.
3	LN CA73/01	Existing use - business
3	LN CA75/02	Residential amenity space / dwelling curtilage.
3	LN CA75/03	Access issues / Site landlocked.
3	LN CA76/03	Residential amenity space / dwelling curtilage.
3	LN CA76/04	Housing Monitor site
3	LN CA76/05	Interim UCS Yes: TBC @ LPP Stage
4	LN CA42/1	Existing use - car park
4	LN CA42/3	Interim UCS Yes: TBC @ LPP Stage
4	LN CA42/5	Access issues / Site landlocked.
4	LN CA44/1	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
4	LN CA44/5	Access issues / Site landlocked.
4	LN CA44/6	Access issues / Site landlocked.
4	LN CA44/7	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
4	LN CA45/6	Approval on site
4	LN CA46/1	Access issues / Site landlocked.
4	LN CA46/2	Topography / site development issues.
4	LN CA46/3	Topography / site development issues.

4	LN CA48/2	Existing use - car park
4	LN CA48/3	Access issues / Site landlocked.
4	LN CA48/4	Access issues / Site landlocked.
4	LN CA48/5	Interim UCS Yes: TBC @ LPP Stage
4	LN CA48/7	Existing open space / amenity lands.
4	LN CA48/8	Other - associated with graveyard
4	LN CA48/10	Other - associated with graveyard
4	LN CA48/11	Existing use - car park
4	LN CA49/5	Built / Natural Environment constraints.
4	LN CA49/6	Interim UCS Yes: TBC @ LPP Stage
4	LN CA49/07	Approval on site

Table 10: Dromore Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
DE CA04	Market Square (East)/ Lower Mount Street	0.18	1	Flooding constraints	N
DE CA67	Land north of 4A - D Riverside Apartments and the Old site of Dromore Central P.S (Dromore Elementary School building)	0.52ha (outside the floodplain)	1	Existing use - former school building	N

Table 11: Dromore 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	DE CA03	Built / Natural Environment constraints.
2a	DE CA12	Zoned LDP lands - Industry / Open Space / Education / Housing etc
2a	DE CA13	Zoned LDP lands - Industry / Open Space / Education / Housing etc
2a	DE CA14	Zoned LDP lands - Industry / Open Space / Education / Housing etc
2a	DE CA22/01	Interim UCS Yes: TBC @ LPP Stage
3	DE CA46/01	Interim UCS Yes: TBC @ LPP Stage
3	DE CA48/01	Topography / site development issues.
3	DE CA48/14	Topography / site development issues.
3	DE CA48/15	Topography / site development issues.
3	DE CA50/02	Built / Natural Environment constraints.
3	DE CA50/04	Access issues / Site landlocked.
3	DE CA52/06	Topography / site development issues.
4	DE CA58/02	Other - town centre core
4	DE CA59/01 and DE CA59/02	Access issues / Site landlocked.

Table 12: Tandragee Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
TE CA18/01	West / Southwest of no.31 Sinton Park	0.35ha	1	Interim UCS Yes: TBC @ LPP Stage	Y
TECA 33	Site of former PSNI station, Armagh Road.	0.19ha	1	Interim UCS Yes: TBC @ LPP Stage	Y

Table 13: Tandragee 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	TE CA06/02	Existing use - telephone exchange
3	TE CA01/02	Residential amenity space / dwelling curtilage.
3	TE CA01/03	Residential amenity space / dwelling curtilage.
3	TE CA07/03	Residential amenity space / dwelling curtilage.
3	TE CA09/01	Existing use - NIE substation
3	TE CA10/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .
3	TE CA10/02	Residential amenity space / dwelling curtilage.
3	TE CA16/01	Built / Natural Environment constraints.
3	TE CA17/01	Residential amenity space / dwelling curtilage.
3	TE CA26/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure .

Table 14: Keady Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
KY CA01	Site of former Keady PSNI Station, 38 Davis Street, and lands to the northwest.	0.84ha	1	Interim UCS Yes: TBC @ LPP Stage	y
KY CA02	South of no.34 Madden Row. Adjacent and west of St Francis of Assisi Primary School.	0.46ha	1	Approval on site	n
KY CA03	North-East of 34 Madden Row.	0.61ha	1	Interim UCS Yes: TBC @ LPP Stage	y
KY CA13	Adjacent to and northwest of no.19 Crossmore Road (Site of former swimming pool)	0.56ha	1	Interim UCS Yes: TBC @ LPP Stage	y

KY CA25	North of 20-28 Granemore Park, Granemore Road (east/south-east of 37-47 Granemore Heights). Site extended to inc part CA 51.	0.6ha	1	Interim UCS Yes: TBC @ LPP Stage	y
KY CA57	15 Granemore Road (Old Cinema)	0.20ha	1	Interim UCS Yes: TBC @ LPP Stage	y

Table 15: Keady 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2A	KYCA08/01	Approval on site
2a	KY CA66/01	Interim UCS Yes: TBC @ LPP Stage
2a	KY CA66/02	Interim UCS Yes: TBC @ LPP Stage
2a	KY CA66/03	Existing use - business
2a	KY CA67/01	Interim UCS Yes: TBC @ LPP Stage
3	KY CA36/02	Residential amenity space / dwelling curtilage.
3	KY CA36/03	Interim UCS Yes: TBC @ LPP Stage
3	KY CA37/01	Interim UCS Yes: TBC @ LPP Stage
3	KY CA38/02	Existing open space / amenity lands.
3	KY CA42/02	Residential amenity space / dwelling curtilage.
3	KY CA42/03	Residential amenity space / dwelling curtilage.
3	KY CA42/04	Residential amenity space / dwelling curtilage.
3	KY CA46/01	Residential amenity space / dwelling curtilage.
3	KY CA48/04	Residential amenity space / dwelling curtilage.
3	KY CA49/03	Residential amenity space / dwelling curtilage.
3	KY CA53/02	Existing open space / amenity lands.
3	KY CA53/04	Existing open space / amenity lands.
3	KY CA53/06	Existing open space / amenity lands.
3	KY CA54/03	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	KY CA54/05	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	KY CA54/06	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	KY CA56/01	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	KY CA56/02	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	KY CA59/01	Residential amenity space / dwelling curtilage.
4	KY CA58/01	Existing use - car park
4	KY CA58/02	Access issues / Site landlocked.
4	KY CA58/03	Access issues / Site landlocked.
4	KY CA58/04	Existing use - business
4	KY CA58/05	Access issues / Site landlocked.
4	KY CA58/06	Interim UCS Yes: TBC @ LPP Stage

Table 16: Rathfriland Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
RD CA05/01	Lands opposite / to the South and South-West of 7 Back Road	0.15ha	1	Other - Appears to be part of a graveyard land reserve.	
RD CA06/01	Lands to the rear and North of 13 – 35 Newry Street	0.42ha	1	Other - Reconsider as UCS site at LPP stage.	Y

Table 17: Rathfriland Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	RD CA10/01	Existing use - car park
2a	RD CA11/01	Approval on site
2a	RD CA12/01	Interim UCS Yes: TBC @ LPP Stage
2a	RD CA14/01	Existing use - car park
2a	RD CA15/02	Existing open space / amenity lands.
2a	RD CA17/01	Access issues / Site landlocked.
2a	RD CA18/01	Interim UCS Yes: TBC @ LPP Stage
2a	RD CA19/01	Existing use - car park
3	RD CA22/05	Residential amenity space / dwelling curtilage.
3	RD CA22/06	Existing use - car park
3	RD CA25/03	Access issues / Site landlocked.
3	RD CA25/06	Topography / site development issues.
3	RD CA25/09	Existing use - car park
3	RD CA28/04	Interim UCS Yes: TBC @ LPP Stage
4	RD CA29/01	Existing use - car park
4	RD CA29/03	Interim UCS Yes: TBC @ LPP Stage
4	RD CA29/05	Approval on site
4	RD CA29/07	Interim UCS Yes: TBC @ LPP Stage

Table 18: Gilford Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
GD CA02	Land located between 134 – 163 High Street and 1 – 8 Dunbarton Bungalows.	1.13	1	Topography / site development issues.	
GD CA07	Gilford Mill	1.3	1	Housing Monitor site	N

GD CA31 & GD CA32	Land adjacent to and east of 28 Whinny Hill & Land south of 8 Bannview	1.09	1	Interim UCS Yes: TBC @ LPP Stage	Y
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Table 19: Gilford Type 2a, 2b, 3 and 4 Urban Capacity Sites Identification

Type	Reference	Description
2a	GD CA10/02	Existing use - car park
2a	GD CA17/01	Approval on site
2a	GD CA17/02	Approval on site
3	GD CA18	Existing open space / amenity lands.
3	GD CA20/01	Residential amenity space / dwelling curtilage.
3	GD CA23/02	Interim UCS Yes: TBC @ LPP Stage
3	GD CA24/04	Existing open space / amenity lands.

Table 20: Markethill Urban Capacity Sites Identification

UCS Site Ref	Address	Area (ha)	Character Area Type	Background Comments / Site Consideration	Interim UCS Site (Y/N)
ML CA29/01	Adjacent and south of no.1, 2, 3 Forest View. East of Ashlea Gardens	0.72ha	1	Interim UCS Yes: TBC @ LPP Stage	Y
ML CA30/01	Lands at Former Markethill Police Station, North of the Playing Fields at Markethill Primary School, extending to Lands to the West and South-West of 11 Bunkers Hill (previously cattle pens)	0.19ha	1	Approval on site	N

Table 21: Markethill Type 2a, 2b, 3 and 4 Capacity Sites Identification

Type	Reference	Description
2a	ML CA03/02	Residential amenity space / dwelling curtilage.
2a	ML CA13/01	Flooding constraints.
3	ML CA02/01	Other - combined with CA02/02
3	ML CA02/02	Other - combined with CA02/01
3	ML CA02/01/ML CA02/02	Interim UCS Yes: TBC @ LPP Stage
3	ML CA02/03	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
3	ML CA 11/08	Residential amenity space / dwelling curtilage.
3	ML CA15/01	Roads / proposed roads constraints.
3	ML CA15/02	Access issues / Site landlocked.

3	ML CA17/03	Access issues / Site landlocked.
3	ML CA20/02	Residential amenity space / dwelling curtilage.
3	ML CA20/03	Residential amenity space / dwelling curtilage.
3	ML CA20/05	Interim UCS Yes: TBC @ LPP Stage
3	ML CA21/02	Residential amenity space / dwelling curtilage.
3	ML CA21/03	Residential amenity space / dwelling curtilage.
3	ML CA21/04	Interim UCS Yes: TBC @ LPP Stage
3	ML CA21/05	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.
4	ML CA24/04	Interim UCS Yes: TBC @ LPP Stage
4	ML CA24/05	Interim UCS Yes: TBC @ LPP Stage
4	ML CA24/06	Interim UCS Yes: TBC @ LPP Stage
4	ML CA24/07	Access issues / Site landlocked.
4	ML CA24/08	Interim UCS Yes: TBC @ LPP Stage
4	ML CA24/10	Residential amenity space / dwelling curtilage.
4	ML CA24/11	Access issues / Site landlocked.
4	ML CA24/12	Under UCS threshold (0.1ha or 10 units) - considered within windfall figure.