



Public Consultation

Parkgate

Welcome

Welcome to our pre-application community consultation for a proposed social housing development which includes a high quality clachan style development on a site at Parkgate Road / Ballysavage Road, Parkgate.

On all our projects we consult with the local community before submitting a planning application. This enables us to engage with the community and take on board any feedback we receive which helps inform the design of the proposal before a planning application is lodged with Antrim and Newtownabbey Council.

We encourage you to review the proposal plans and supporting information. Details of how to provide feedback will be provided at the end of the presentation.

Background



Parkgate was identified as an area in need of additional social housing by the Northern Ireland Housing Executive.

Historically Housing Associations have not identified and / or acquired enough sites to satisfy housing stress and deliver the social housing programme in this area.

High land costs and demand for private housing has resulted in Associations being unable to secure suitable sites.

Background

In March 2018, the number of first preference applicants on the waiting list was 31, with 20 of those being in housing stress (over 30 points). There is a sustained demand for additional social housing in Parkgate/Tempelpatrick.

Allocation of existing stock is low due to the no turnover of existing tenants. A high level of Housing Executive properties has previously been sold, leaving the remaining stock in this area at 33 properties in 2018. Demand is outstripped by supply; therefore, it is necessary to identify sites to build new properties to meet the current housing need.

NIHE undertook a site identification study in February 2019 to ensure all potential sites were exhausted and identify potential sites that could be investigated further for the development of social housing. The study undertook an unconstrained assessment of the settlement to identify sites which could potentially accommodate 5 or more units. Sites were ranked by suitability taking into consideration how they would best meet policy criteria and whether they had any major constraints. 26 sites were identified in the Parkgate settlement, with 14 shortlisted to investigate further.

All landowners were contacted to discuss the possibility of developing their land for social housing. Several of the sites were ruled out as landowners were not interested in a sole social development, and others did not respond. One landowner contacted NIHE to express an interest in their site being investigated further.

The outcome of the site identification study assisted Rural Housing Association to secure the site at Parkgate Road / Ballysavage Road, Parkgate. This site is located at the edge of the development limits of Parkgate, which the Association propose to submit a planning application to Antrim & Newtownabbey Council under Planning Policy PPS21, CTY5. This planning policy allow for the development of social and affordable housing in areas with a population under 2250, where housing cannot be facilitated within the current development limits. The policy limits the scale of development to 14 units.

Site Location



Location of Site



Extent of Site

Proposed Development

The proposal of 14 units consists of:

- 4 x 3 Person / 2 Bedroom Houses
- 2 x 5 Person / 5 Bedroom Houses
- 2 x 3 Person / 2 Bedroom Apartments
- 3 x 5 Person / 3 Bedroom Wheelchair Bungalows
- 1 x 3 Person / 2 Bedroom Wheelchair Bungalow
- 1 x 5 Person / 4 Bedroom Wheelchair Bungalow
- 1 x 7 Person / 5 Bedroom Wheelchair Bungalow



Site Layout

All dwellings have been designed to provide maximum separation distances between neighbouring properties.

Two in curtilage car parking spaces have been provided for each dwelling and communal parking provided for the apartments.

Ample amenity space by means of private gardens have been provided to all 14 dwellings.





The mixture of single and two storey dwellings has given the design team the opportunity to provide a scheme which reflects a farm cluster in a rural setting.

Research into previous buildings and structures in this area have informed the design team in their proposals. The changing building forms soften the development edge of Parkgate as you approach from the west.

The landscape design will aim to enhance the visual character of the development with hard and soft landscaping, which will integrate into the surrounding landscape.





Proposed view from East

Next Steps

Thank you for taking the time to view the information on the proposal.

If you have any questions or would like to provide feedback on the proposal, please get in touch with us using one of the following methods below:

Online Form: Please see submission form below this video

Post: Rural Housing Association, 2 Killyclogher Road, Omagh, BT79 0AX

Email: development@ruralhousing.co.uk

The Consultation period will run from 8th February – 16th April 2021.

Thank You