



HOUSING NEWS

Lower Oldpark

July 2021. Lower Oldpark Community Association, 9-23 Avoca Street, Belfast BT14 6EN. Tel: 028 96928293. Email: loweroldparkhousing@gmail.com

Building Work On New Development Starts

Work has started on the development of a new Spar retail unit, new petrol station and six new homes at the Cliftonpark Avenue/ Crumlin Road junction.

The building contractor for the petrol station/ retail unit, Cleary Contracts, went on site in late April 2021. This part of the development is expected to be completed by January 2022.

Lorcan Homes is the building contractor for the development of six new private homes on the Cliftonpark Avenue site at the rear of the new petrol station/ retail unit. This contractor went on site in late May 2021 and this work is also programmed to finish in January 2022.

The developer of the new petrol station, retail unit and the new homes is Landscape Enterprises Ltd which owns the existing petrol station and Spar at Landscape Terrace.

When the new Spar and petrol station are completed, the existing shop and petrol station at Landscape Terrace will be demolished and four new private homes built by the same developer on the site.

Lower Oldpark Community Association understands that the new petrol station/ retail unit involves an investment of £3.5 million by Landscape Enterprises Ltd and the creation of 30 permanent new jobs in the petrol station/ retail unit.



New Petrol Station/ Retail Cliftonpark Avenue

New Private Affordable Houses Sold

Five new Lower Oldpark affordable owner-occupier houses have been completed and sold.

The new housing development was finished almost five years after planning approval was obtained in May 2016 and about seven years after the plans were drawn up.

The cost of the new homes was kept at a more affordable level through the provision of Housing Development Grant by the Department for Communities.

Development of the new housing by Apex Housing has been much delayed. The main reason is that it took approximately three years for Housing Development Grant to be developed and approved by the Department for

Communities and the Department of Finance. This is despite the fact that no legislation was required.

Lower Oldpark Community Association welcomes the completion of the five new homes and extends a warm welcome to the new occupants and members of the Lower Oldpark community.



New Affordable Home Cliftonpark Avenue

LOCA Awaits Action On Alley Gates

Since September 2020, Lower Oldpark Community Association (LOCA) has been trying to secure action to reduce anti-social behaviour in the area.

Earlier this year, Radius Housing introduced measures to try and reduce the problem near its properties at the Avoca Street/ Alloa Street junction.

LOCA has been less successful in getting the Northern Ireland Housing Executive (NIHE) to respond to the problem. LOCA prepared and sent the NIHE a report on the problem and potential responses in November 2020. LOCA also highlighted the issue on a number of occasions to the NIHE since then.

On 13th April 2021, LOCA took part in a walkabout with NIHE officers looking at potential locations for the installation of wrought iron alley gates by the NIHE in Lower Oldpark.

LOCA stills awaits details of any action the NIHE plans to take.

LOCA Tells Council Planners About Albertville/ Century Parking Problems

In March 2020, NB Housing submitted a planning application to Belfast City Council (BCC) to develop 12 new social houses and two apartments on the vacant site bounded by Albertville Drive, Century Street and Crumlin Road. An amended application was submitted in February 2021.

Lower Oldpark Community Association (LOCA) submitted responses to these applications highlighting parking problems that would be created by the development.

In May 2021, the developer submitted a Crumlin Road Car Parking Survey report. The fieldwork for the survey was carried out in early September 2020. LOCA felt that the survey results didn't give an accurate picture of the level of car parking in the area

in normal times.

LOCA took photos of car parking in Albertville Drive, Century Street and Rosewood Street on 30th June and 1st July 2021. These images show a much higher level of parking than the level shown in the Car Parking Survey report submitted by NB Housing.

LOCA also spoke to local residents who highlighted the parking problems that exist now, even before any development takes place. They talked about the high demand for parking spaces from residents and their visitors, local business employees and customers as well as service provider employees and users. They also spoke about streets blocked due to parking on both sides, pedestrians forced onto the road

by vehicles parked on footpaths, damage to vehicles and disputes over parking.

In three documents it sent to BCC Planning, LOCA highlighted the low number of parking spaces in the plans for the 14 new residential units. A total of 14 places are provided, seven in Century Street and seven in Albertville Drive. No driveway or layby parking provision is made, front or rear, for residents of the planned properties on the Crumlin Road. If they park on the Crumlin Road, they will have to move their vehicles between 7.00am and 9.30am when the bus lane operates.

LOCA is concerned that the proposed development will create an even heavier demand for parking spaces in Century Street, Albertville Drive and Rosewood Street.

Social Housing Scheme Still At Risk From NI Water Issues

The development of new social houses in Lower Oldpark remains at risk of being blocked by NI Water.

A planning application for twelve new homes in Alloa Street and Manor Street was submitted to Belfast City Council by Clanmil Housing in October 2020.

As part of the planning process, NI

Water was consulted on the proposals and it raised concerns over Clanmil's proposed connections to the existing foul and surface water sewers.

LOCA and Clanmil have been in discussions with NI Water about the issues. LOCA is now more hopeful that an engineering solution will be found to address NI Waters concerns. This is essential if the scheme is to

receive planning approval.

LOCA learnt that the Housing Executive would support this social housing scheme in March 2018. Eighteen months later, a planning application was submitted and approximately nine months later planning permission is still awaited.

NIHE Decision On Bonfire Site Still Awaited

Lower Oldpark Community Association (LOCA) continues to await a decision by the Housing Executive (NIHE) on the type of housing development that can take place on the 'Bonfire Site' at Mountview Street.

In late 2019, the NIHE began working on an economic appraisal. This involves it looking at possible future uses of the site and deciding on the best. LOCA proposed putting the site

on the open market for sale and development with family, owner-occupier homes. The NIHE has raised issues with this approach and LOCA has addressed these at the highest level within the NIHE.

Between 25 and 30 family homes could be built on the site. These would help to replace the 37 empty houses demolished by the NIHE about 15 years ago.

Find Out More At

Website

<https://loweroldparkhousing.co.uk>

Facebook: @loweroldparkhousing

Housing Advice Service

Help with housing problems is available from the Lower Oldpark Housing Project Worker, Gary Hughes.

Days: Monday to Friday.

Times: 8.30am – 11.30am and 1.0pm - 3.30pm.

Phone: 028 96928293 or 028 90351334.