



Take Back the City Masterplan Proposal for the former Mackie's factory site in Belfast

Pre Application Consultation Report



**TAKE
BACK
THE CITY**

MWADVOCATE

Pre Application Consultation Report

1. Overview

This Pre Application Consultation has been prepared by MW Advocate on behalf of Take Back the City (TBTC), which is managed by PPR, in respect of their proposal to develop the site of the former Mackie's Factory in Belfast. The proposed development Masterplan incorporates approximately 700 residential homes and more than 18,000sq metres of employment space.

This consultation and report were prepared in accordance with Section 27 of the Planning Act (Northern Ireland) 2011. To fulfil the requirements of Section 27 of the Planning Act (Northern Ireland) 2011, this report sets out the consultation process undertaken and how the responses and views of the local community and stakeholders have been considered in the preparation of the planning application.

1.1 The proposal

The Pre Application Consultation was undertaken on the proposed development of a mixed use housing led development to be constructed in several phases, incorporating:

- 18,000+ square metres of employment floorspace;
- 2,000 square metres of community floorspace;
- 2,000 square metres of local shopping;
- a city farm, allotments;
- 700+ mixed tenure dwellings;
- up to 70 co-living units and up to 25 co-housing units;
- public open space;
- a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue, Circular Road West and Ballygomartin Road; and
- provision of hydro-electric energy and water-source heat generation in the Forth River.

1.2 Site Location

Land north of Springfield Road and Workman Avenue, west of Woodvale Avenue and Woodvale Park, south and west of Tesco Ballygomartin, south of Nos. 4 to 54 Ballygomartin Road and east of Forth River greenway (including former Mackie's lands) and unused land at Springvale Gardens and Springfield Parade. Location maps can be viewed in Appendix 6.

1.3 Background to proposal

The proposal which was presented in this Pre Application Consultation process emerged from a long term project on housing need across Belfast by the Take Back the City coalition.

2020: Engagement with experts in architecture, urban planning, housing policy, technology, communications, permaculture, rights and equality to discuss potential housing development on the Mackie's site, as it had been identified as a substantial, undeveloped land bank in the area.

October 2021: Take Back the City facilitated detailed survey and workshops on attitudes amongst local community groups and stakeholders (NIHE, BCC and DFC) towards the possibility of social housing on Mackie's.

2022: TBTC held a City of the Future design competition for mixed-use development of the Mackie's site, which resulted in over 70 expressions of interest, with 14 full entries from ten countries spanning six continents. An art competition for children was opened alongside to help engage local families, schools and youth clubs.

October 2022: TBTC judges shortlisted eleven designs and enabled voting on them, with a weekend-long open exhibition of designs at The MAC, Belfast. The opening day alone was attended by around 100 people. Overall, more than 3,600 people visited the online submissions page, leaving over 1,000 online ratings along with 360+ comments, the vast majority of which were positive.

The shortlist was introduced at 6 events with around 175 participants where people were encouraged to vote online. At another 3 events with around 70 participants, the full set of shortlist boards were set up so that people could view them close up and comment. TBTC also had individual meetings with a range of local organisations.

June 2023: A public event was held at ForthSpring Inter Community Centre to announce Matthew Lloyd Architects as the winner of the City of the Future design competition and to recognise winners of the kids' art competition.

October 2023: Matthew Lloyd presented his plan to community members at ForthSpring and began a series of ongoing meetings with duty bearers such as Belfast City Council, NIHE and Invest NI. TBTC also engaged with local political parties.

In total approximately 2,060 people were directly engaged with during this process.

2. Pre Application Consultation process

The Community Consultation process commenced in May 2024, and included a public information event, a project website, information leaflet and opportunities for interested parties to submit comments and views.

In undertaking the consultation, we followed the Best Practices Principles of the Consultation Institute, which include setting standards across the Integrity, Visibility, Accessibility, Transparency, Disclosure, Fair Interpretation and Publication of the Consultation process. In delivery of the consultation process, we ensured that residents and stakeholders were provided with all available information, that the process was explained and set out clearly, that information and events were accessible, and that all views were considered.

Below we set out the key elements of the consultation process.

2.1 Submission of the PAN to Belfast City Council

In line with the requirements, a Pre Application Notification (PAN) was submitted to Belfast City Council on 13th May 2024. This was validated on 10th June 2024. (Appendix 1)

2.1 Information Leaflet

An information leaflet was designed (Appendix 2), which gave an overview of the project and purpose, and informed of the project website and the public information event.

This leaflet was delivered to approximately 2,800 homes in the area surrounding the site. Copies of the leaflet were also made available at a number of community facilities in the vicinity of the site. Neighbour notifications for planning applications are required for properties adjoining the site and up to 90m from the boundary. In this instance, the leaflet was distributed to a much wider area, of up to 800m from the site boundary.

A full list of the 53 organisations who received copies of the flyer is available at Appendix 3.

2.3 Elected Representative Engagement

Following the submission of the PAN, a copy of that document, along with an information letter, was sent to relevant elected representatives in the vicinity of the site. This included councillors who represent the Court District Electoral Area, councillors who represent the Oldpark District Electoral Area, MLAs for the constituencies of North Belfast and West Belfast, and the MPs for the four Belfast Constituencies (North Belfast, East Belfast, South Belfast & Mid Down and West Belfast).

In addition to these representatives, copies of the PAN and letter were also issued to Party Leaders of Sinn Fein, DUP, Alliance Party, UUP, SDLP, Green Party, TUV and PUP. This was also issued to Minister for Communities, Gordon Lyons MLA, Minister for Infrastructure, John O'Dowd MLA, Minister for the Economy, who at this time was Deirdre Harvey MLA as temporary replacement for Conor Murphy MLA, and the First and Deputy First Ministers, Michelle O'Neill MLA and Emma Little-Pengelly MLA.

The letter contained background to the proposal, information on the consultation process, invitation to the public event, and an opportunity to discuss the proposals should they wish. A copy of this letter can be seen at Appendix 4.

Ahead of the public event, all Belfast representatives were sent a reminder about the date and time of the event.

2.4 Public Exhibition Event

The public event was scheduled for Tuesday 10th September 2024 in ForthSpring Inter Community Group Hall on Springfield Road.

The event was publicised through newspaper advertisements in the Andersonstown News/North Belfast News and the Shankill Mirror, in the week commencing 26th August 2024. Copies of the newspaper advertisements can be seen in Appendix 5.

In addition a press release relating to the consultation on the proposal and the public event was issued, and news stories were carried in the Irish News, BelfastLive and Andersonstown News/North Belfast News.

The exhibition was open throughout the day, with two set presentations, where Take Back the City representatives, project architect Matthew Lloyd and other project members explained the proposal and took questions from the public.

The exhibition allowed members of the public to view a series of information boards, and directly engage with members of the team to put their questions. Attendees were encouraged to complete a short feedback form in relation to the proposals.

The exhibition boards can be seen at Appendix 6, and the feedback form is at Appendix 7.

Throughout the day approximately 80 people attended the event, and 74 feedback forms were completed.

2.5 Project Website

A project website was available throughout the consultations process at www.takebackthecity.ie. This site contained detail on the proposal, as well as the background to the whole project. Since the PAN was submitted in May 2024, this website received 2,500 visitors.

3. Consideration of Consultation Responses

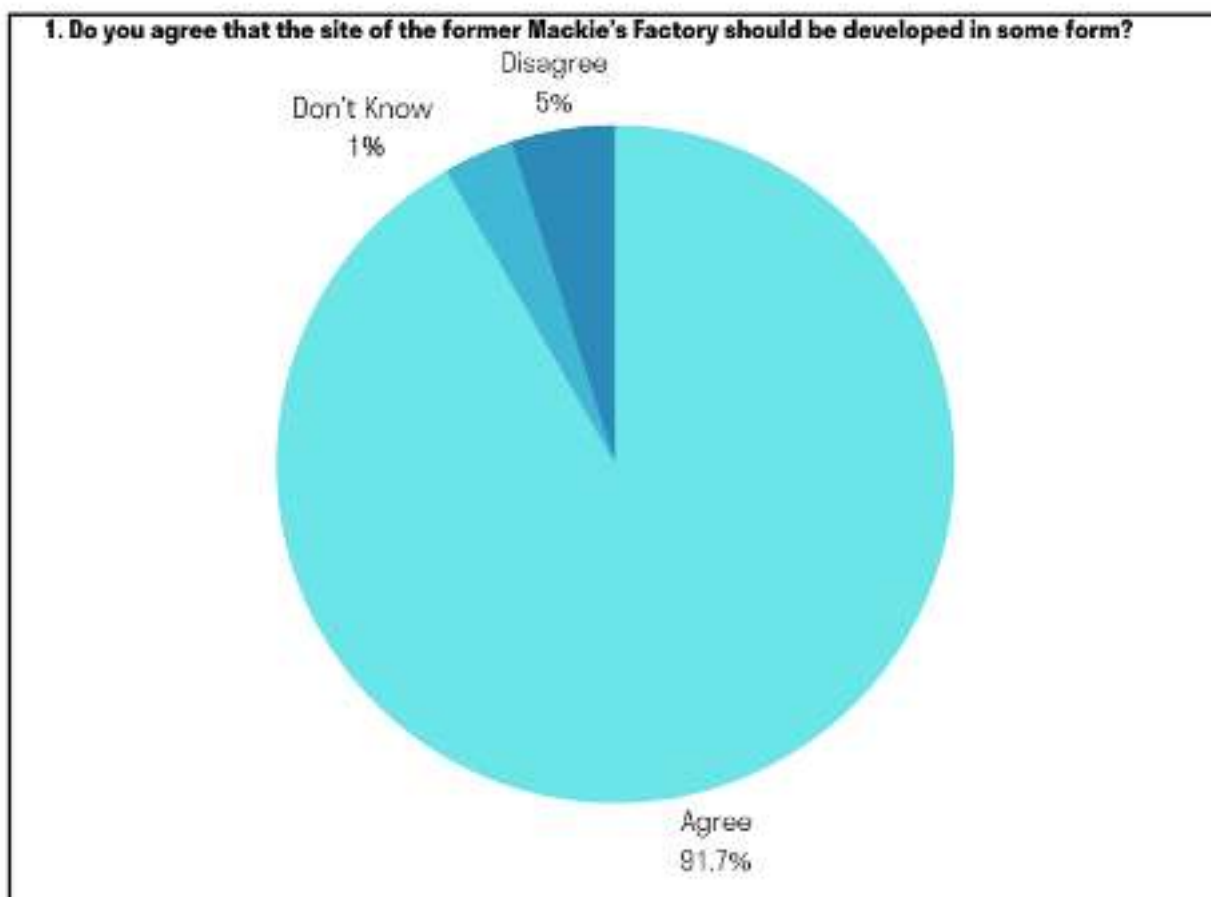
The consultation process received a total of 120 responses. In addition to the feedback forms completed at the consultation event, a further 45 forms were returned to TBTC and one email was received.

The feedback form included a number of direct questions to establish general opinion on aspects of the project, as well as the opportunity to provide wider comment, including in relation to the housing and housing mix, the roads infrastructure and the employment space.

This section analyses the responses.

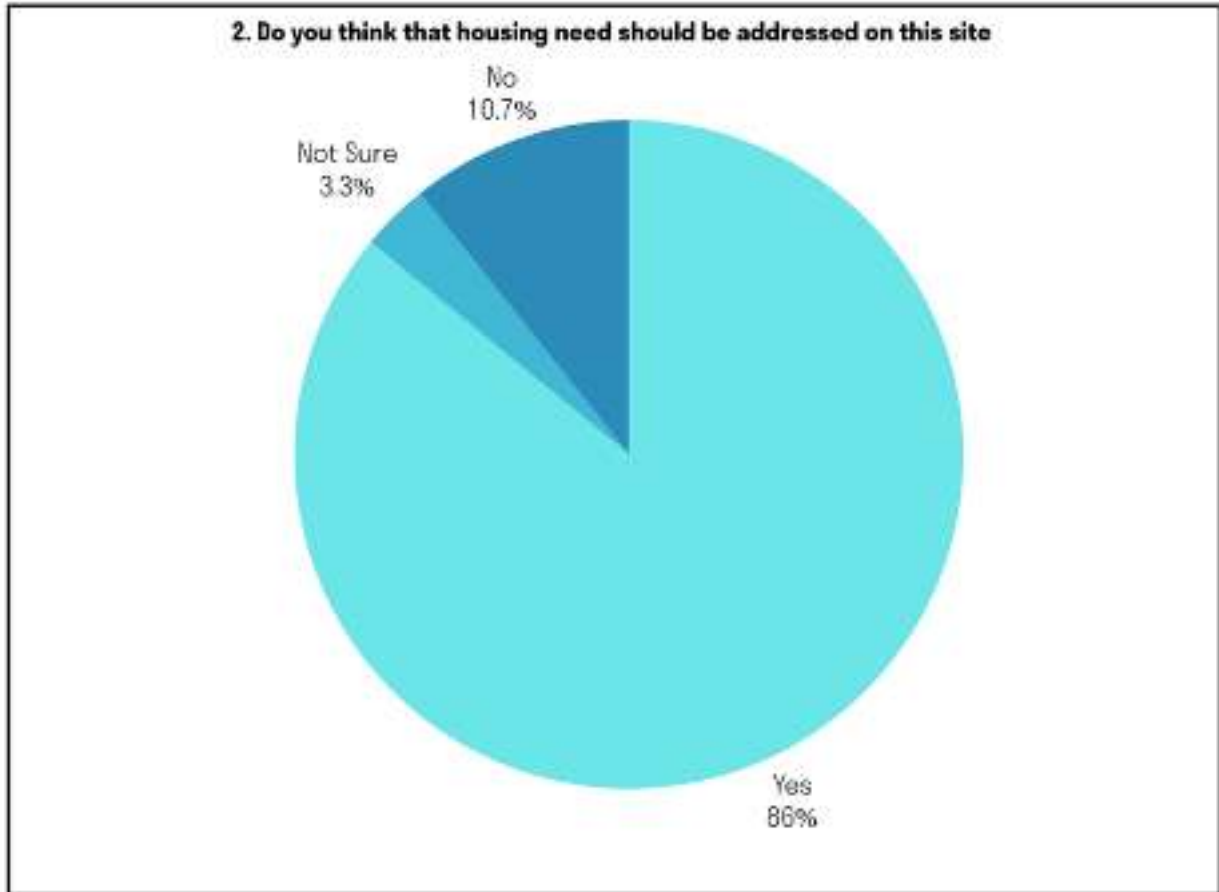
3.1 Question 1 - Do you agree that the site of the former Mackie's Factory should be developed in some form?

The first question looked at the principle of development on the site of the Mackie's factory. The response to this was overwhelmingly in agreement, with 91.7% agreeing.



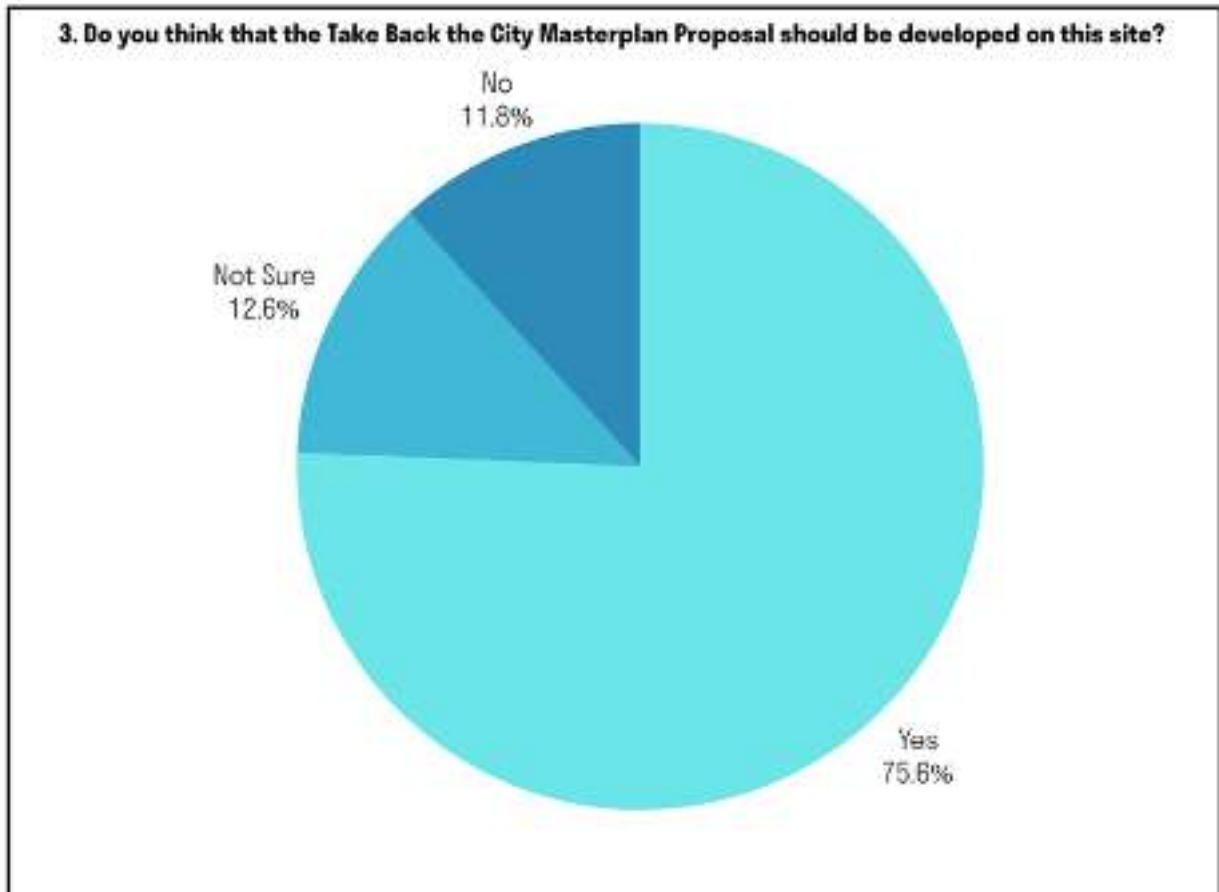
3.2 Question 2 - Do you think that housing need should be addressed on this site?

The second question related to utilisation of the site to address housing need. Respondents to this were also overwhelmingly in favour, with 86% saying yes.



3.3 Question 3 - Do you think that the Take Back the City Masterplan Proposal should be developed on this site?

This question specifically asked about whether the specific Take Back the City Masterplan proposals should be developed. Once again, the response showed high level of support, at 75.6%, with 11.8% disagreeing and the remaining 12.6% not sure.



3.4 Question 3a - Tell us more about why you chose your answer

Responses to this question covered a broad range of issues, which are grouped into the themes below:

| Issue | Percentage of comments |
|---|------------------------|
| Need for housing | 56.99% |
| Project Addresses community need | 9.68% |
| Importance of green space & environment | 6.45% |
| Mixed community housing is not appropriate | 6.45% |
| Employment need & economic aspects | 5.38% |
| Area needs developed/improved | 4.3% |
| Concerns on viability and existing community impact | 4.3% |
| Children's needs | 2.15% |
| Potential interface area / Could attract ASB | 2.15% |
| Need for Mixed dwellings important /integration | 1.08% |
| Inclusive project | 1.08% |

In this question, respondents had an opportunity to expand on the rationale for their previous answers.

Housing need was the largest reason cited, with more than half the comments making reference to this, with lack of housing available locally, homelessness and waiting lists noted among the comments.

Other significant comments addressed how the project would address the needs of the local community and that the site should be developed as it has been dormant for considerable time. Respondents also raised issues relating to the need for green space, the environment, and employment needs locally.

Some respondents noted their reason for opposition or concerns about the proposals, including that it may emerge as an interface area or attract ASB, as well as some stating that 'mixed community housing' would not work in this area.

3.5 Question 4a - Comment on the level of housing and the housing mix in the proposal

| Issue | Percentage of comments |
|--|------------------------|
| Agree with Mix/Postive | 48.94% |
| Mix of different styles | 10.64% |
| Should not have mixed community here | 6.38% |
| Needs more housing than proposed | 6.38% |
| Diverse community mix needed | 6.38% |
| Should be 100% Social | 2.13% |
| Need for over 60s | 2.13% |
| More social than private | 2.13% |
| Shouldn't have flats/apartments | 2.13% |
| Not practical | 2.13% |
| Needs semi detached homes | 2.13% |
| Needs more bungalows | 2.13% |
| Sheltered/supported accommodation needed | 2.13% |
| Cohabiting housing | 2.13% |
| Potential Interface area | 2.13% |

This question sought views on specific aspects of the proposal, starting with the level of housing and the mix of housing type.

A significant number of comments were generally in support of or positive about the housing within the proposal (48.94%). There were a number of respondents who gave specific views on what they felt the housing mix should or shouldn't have, such as homes for Over 60s or bungalows, sheltered/independent living accommodation.

The negative comments related to the proposal not being viable and that this should not be a mixed housing development.

3.6. Question 4b - Comment on the roads infrastructure in the proposal

| Issue | Percentage of comments |
|---|------------------------|
| Agree/Positive | 42.11% |
| Need to prioritise public transport, walking or cycling | 15.97% |
| Concern over number of vehicles /congestion | 10.53% |
| Needs a good road network in place /wde roads | 7.89% |
| More work needed in infrastructure | 7.89% |
| Negative | 5.26% |
| Concern of road layout | 2.63% |
| Cannot add to congestion | 2.63% |
| Good future proofing | 2.63% |
| More traffic lights needed | 2.63% |

Questions and comments relating to road infrastructure are always significant in proposals of this type, and the response in this instance showed more than two fifths (42.11%) agreed with the layout in the plans, with 5.26% providing negative responses, and 10.53% citing concerns about congestion and an increase in the number of vehicles in the area.

The remaining comments addresses specific aspects of roads and transport, such as the need to promote public transport and cycling, traffic lights and the need for a well thought out transport network in the area.

3.7. Question 4c - Comment on the employment space within the proposal

| Issue | Percentage of comments |
|--|------------------------|
| Agree/positive | 65.22% |
| Need more jobs/workspace locally | 6.52% |
| Would like more info on types | 6.52% |
| Dont want empty space | 4.35% |
| Employment space not needed | 4.35% |
| Office space needed | 2.17% |
| Invest NI have failed | 2.17% |
| Need shops and gardens | 2.17% |
| Light industry | 2.17% |
| How will it impact community relations | 2.17% |
| Shared Studio space | 2.17% |

The TBTC Masterplan proposal includes a significant portion of space allocated for employment purposes, of which the majority (65.22%) were in favour. Other comments related to the need for certain types of space, such as office, light industry and shared studio space. There were also comments relating to Invest NI and how they have failed to develop the site.

3.8 Question 5 - Any other comments

| Issue | Percentage of comments |
|--|------------------------|
| General positive comment | 32.2% |
| Importance of Housing need | 13.56% |
| Good for community | 10.17% |
| Need to consult with residents /need for broad agreement locally | 6.78% |
| Needs to involve young people / services for them | 5.08% |
| Health services needed | 3.39% |
| Query over parades | 3.39% |
| Green space needed | 3.39% |
| Flashpoint/ASB concerns | 3.39% |
| Employment need | 3.39% |
| Good sustainability within plan | 3.39% |
| Social housing should go on other sites | 1.69% |
| People are being listened to at the event | 1.69% |
| Transport/congestion concerns | 1.69% |
| Potential for self build could be included | 1.69% |
| Concerns about paramilitary influence | 1.69% |
| Community against this | 1.69% |
| Intergenerational connections should be included | 1.69% |

The final question allowed respondents to provide any other comments or thoughts on the proposal. Many respondents used this to reiterate their views on matters such as transport, ASB, green space and housing need.

More than 30% voiced general approval for the proposal, while a further 10% noted it would be good for the community. In this section respondents also took the opportunity to raise the need to have facility for young people and also to look at how intergenerational connections could be included.

In respected of negative comments on the proposal, these related to concerns about it becoming a sectarian flashpoint (3.39%), that social housing should be provided on other sites (1.69%) and that there was community opposition (1.69%).

4. Conclusion

The Pre Application Consultation by Take Back the City on the Masterplan Proposal for the site of the former Mackie's factory in Belfast has been comprehensive, broad and follows the requirements of Section 27 of the Planning Act (Northern Ireland) 2011.

The consultation process itself highlighted the issue with 2,800 homes locally, elected representatives, as well as 53 community groups and local organisations. The information provided was clear and accessible, and they welcomed all views, which have been collected and have informed this report.

The findings of this report will support the development of a final planning application, which will be submitted to Belfast City Council.

Appendices

Appendix 1 - Pre Application Notification

Appendix 2 - Consultation Information Leaflet

Appendix 3 - Organisations who received Leaflet

Appendix 4 - Elected Representative Letter

Appendix 5 - Newspaper Advertisements for Consultation Event

Appendix 6 - Consultation Event Exhibition Boards

Appendix 7 - Consultation Feedback Form



Proposal of application notice

Planning Act (Northern Ireland) 2011

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Details

Name/Company

Title

Ms

First name

Chloe

Surname

Trew

Company Name

Participation and the Practice of Rights

Address

Address line 1

Ground Floor, Community House

Address line 2

Citylink Business Park

Address line 3

6A Albert Street

Town/City

Belfast

Postcode

BT12 4HQ

Country

United Kingdom

Contact Details

Telephone number

02890313315

Mobile number

Email address

Agent Details

Name/Company

Company / Organisation

Pragma Planning and Development Consultants Ltd

Title

First name

David

Surname

Worthington

Address

Address line 1

Scottish Provident Building

Address line 2

7 Donegall Square West

Address line 3

Town/City

Belfast

Postcode

Country

United Kingdom

Contact Details

Telephone number

02890918410

Mobile number

Email address

david@pragmaplanning.com

Ref no.

Site Address

Disclaimer: Recommendations can only be based on the answers given to the questions.

If you cannot provide a postcode, then further details must be provided below for 'Description of site location' by providing the most accurate site description you can in order to help locate the site.

Number

Suffix

Property Name

Address Line 1

Springfield Road

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Description

Land north of Springfield Road and Workman Avenue, west of Woodpile Avenue and Woodvale Park, south and west of Tesco Ballygomartin, south of Nos. 4 to 54 Ballygomartin Road and east of Forth River greenway (including former Mackies lands) and unused land at Springvale Gardens and Springfield Parade.

Easting co-ordinates (x)

331360

Northing co-ordinates (y)

374856

Site Area

What is the area of the site?

23.9

Hectares

Please note - due to the size of site area this application may also be subject to the completion of an Environmental Impact Assessment report (EIA).

Please give a concise and accurate description of all elements of the proposed development that requires consent, including the purpose for which the land / buildings are to be used. Provide details of all buildings proposed and any ancillary works including access arrangements associated with the proposal. Please also include details of any demolition if the site falls within a designated area.

Description of Proposed Development

Please give a brief description of the proposed development

Development of a mixed use neighbourhood to be constructed in severable phases incorporating 16,000 square metres of employment floorspace, 2,000 square metres of community floorspace, 2,000 square metres of local shopping, a city farm, allotments, up to 750 dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, up to 70 co-living units and up to 25 co-housing units, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue, Circular Road West and Ballygomartin Road and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.

Please indicate what type of application is being requested

- Outline permission
 Full permission

Floorspace Summary

Does the proposal include floorspace?

- Yes
 No

What is the total gross floor space of proposed development (sq m)?

80000

Renewable Energy

Does your proposal involve renewable energy development?

- Yes No

Please add separate details for each applicable type of renewable energy

Renewable energy type:

Hydroelectricity

Total amount of power (MW) expected to be generated per year?:

4400

Determinations

Has a determination been made as to whether the proposed development would be of Regional Significance?

Yes

No

Has an Environmental Impact Assessment determination previously been made?

Yes

No

Details of Proposed Consultation

Please add separate details for each proposed consultation

Proposed public event: An in-person drop-in event fully staffed by the development team will be held to allow interested parties to view the proposal and provide feedback via printed comment cards. Members of the consultation team will attend the event to answer any questions that local residents may have and to collect feedback on the proposal.

Venue: Forthspring Inter Community Centre, 373-375 Springfield Road Belfast BT12 7DG

Date and time: 10/09/2024 12:00

Please add separate details for each publication used for the above consultation

Publication

Name of publication Irish News

Proposed advert date start 05/08/2024

Proposed advert date finish 26/08/2024

Publication

Name of publication News Letter

Proposed advert date start 05/08/2024

Proposed advert date finish 26/08/2024

Publication

Name of publication Shankill Mirror

Proposed advert date start 05/08/2024

Proposed advert date finish 26/08/2024

Publication

Name of publication Andersonstown News

Proposed advert date start 05/08/2024

Proposed advert date finish 26/08/2024

Please specify details of any other consultation methods including distance from site for notifying neighbouring properties (e.g. 100m, 200m etc.) and method of notification (please include date, time and with whom)

Properties within the area shown on the enclosed map will be leafleted. Leafleting will take place in the week commencing 19 August 2024. Properties immediately adjoining the site will be contacted directly.

Details of any other publicity methods (e.g. leaflets, posters)

Online consultation information including virtual display boards and feedback forms will be published and hosted by Participation and the Practice of Rights on its website.

Participation and the Practice of Rights social media will be used for publicity, including Facebook and Twitter (X); additional information will be placed in local print media.

Details of Other Parties Receiving a copy of this PAN

Are there any other parties receiving a copy of this PAN?

Yes No

Please state which other parties have received a copy of this Proposal of Application Notice

Details for elected member(s) for District Electoral Area

Elected member(s) for District Electoral Area:

Court DEA Councillors: Tina Black SF Claire Canavan SF Frank McCoubrey DUP Ron McDowell TUV Ian McLaughlin DUP Nicola Verner DUP

Date notice served:

24/05/2024

Elected member(s) for District Electoral Area:

Oldpark DEA Councillors: Nichola Bradley SF Jordan Doran DUP JJ Magee SF Paul McCusker Independent Ryan Murphy SF (Lord Mayor) Tomás Ó Néill SF

Date notice served:

24/05/2024

Other(s):

West Belfast MLAs: Danny Baker SF Gerry Caroll PBP Órlaithí Flynn SF Aishling Reilly SF Pat Sheehan SF

Date notice served:

24/05/2024

Other(s):

North Belfast MLAs: Brian Kingston DUP Philip Brett DUP Carál Ní Chuilín SF Gerry Kelly SF Nuala McAllister Alliance

Date notice served:

24/05/2024

Other(s):

Belfast MPs: Paul Maskey SF John Finucane SF Claire Hanna SDLP Gavin Robinson DUP

Date notice served:

24/05/2024

Other(s):

Party Leaders: Michelle O'Neill SF Gavin Robinson DUP Naomi Long Alliance Colm Eastwood SDLP Jim Allister TUV Senator Malachai O'Hara Green Party Collective Leadership PBP Russell Watson PUP

Date notice served:

24/05/2024

Authority Employee/Member

Are you/the applicant/applicant's spouse or partner, a member of staff within the council or an elected member of the council?

Yes

No

Are you/the applicant/the applicant's spouse or partner, a relative of a member of staff in the council or an elected member of the council or their spouse or partner?

Yes

No

It is an important principle of decision-making that the process is open and transparent.

Declaration

The information I / We have given is correct and complete to the best of my knowledge and belief.

I / We agree to the outlined declaration

Signed

David Worthington

Date

13/05/2024

This information may be shared with other departments within the authority for the purposes of promoting investment. Please indicate by ticking the box below that you are providing your personal data on the basis of consent and are positively agreeing that it is shared with these departments and used for the purpose described, who may contact you and consider tailored support to meet your needs. Please note that availing of this service will have no influence on the planning process or the likelihood of you receiving planning permission.

I consent for my personal data to be shared with other departments within the authority

SICK OF THE STATUS QUO? SO ARE WE.




LET'S TAKE BACK THE CITY.




You can find out more about the proposal by visiting takebackthecity.ie, by using the QR code below, or at our public information event on Tuesday 10th September at the ForthSpring Inter-Community Group, 373-375 Springfield Road, BT12 7DG.

There will be opportunities throughout the day, including two information sessions from 10am-12pm and 6-8pm, to talk to experts and activists from the PPR team on topics such as planning, roads, sustainability, and architecture.




 takebackthecity.ie

 [@PPR_Org](https://twitter.com/PPR_Org)



 [@nooneleftbehind_ppr](https://www.instagram.com/nooneleftbehind_ppr)

 No One Left Behind - PPR

Appendix 3 - Organisations who received Leaflet

| | | |
|--|-------------------------------|-------------------------|
| Clonard Youth Group | The MAC | Farset Hostel |
| Trademark | Whiterock Children's Centre | Morning Star |
| Conway Mill | PILS | Ardmoulin House Hostel |
| Beechmount Residents Collective | Cultúrlann | Grosvenor Road Hostel |
| The Vault – Shankill Mission | Whiterock Library | Conway Hostel |
| The Tool Library | Falls Library | Simon Community Hostel |
| Glór Na Móna | Blackie Community Centre | Springwell House Hostel |
| Upper Springfield Development | Workforce Springfield Road | Moyard Hostel |
| Newhill Youth and Community | Springvale | |
| Belfast MET Springfield Road | Springboard | |
| NICCY | GAP | |
| CATU | Innovation Factory | |
| MUMO Women's Group | Whiterock Community Center | |
| Forthspring | Áras Uí Chonghaile | |
| End Deportations | Reclaim the Commons | |
| GROW | Black Mountain Shared Spaces | |
| Radio Fáilte | Brink! Garden, City Centre | |
| Falls Leisure Centre | Anaka Women's Group | |
| Falls Womens Centre | Clonard Residents Association | |
| Shankill Women's Centre | Duncairn Arts Center | |
| Moyard Hostel | Ashton Center | |
| St Claire's Primary School | Scrumchies | |
| Corner Shops – Springfield Road, Falls | Bobbys Bistro | |



24th May 2024

XXXXXXX

Dear XXX

Re: Land north of Springfield Road and Workman Avenue, west of Woodpile Avenue and Woodvale Park, south and west of Tesco Ballygomartin, south of Nos. 4 to 54 Ballygomartin Road and east of Forth River greenway (including former Mackies lands) and unused land at Springvale Gardens and Springfield Parade.

Housing in Belfast and right across Northern Ireland is in a severe crisis. We simply do not have enough homes. The waiting list for social housing has 86,000 people on it. In Belfast alone there are more than 12,000 families in Belfast waiting for a home, including more than 5,000 children.

They need your help.

While many families are forced into overcrowding as they wait, we see a huge site in Belfast which has sat empty for a generation. The site of the former Mackie's Factory, publicly owned land controlled by Department for the Economy, Department for Communities, Invest NI, and Belfast City Council, is derelict and unused. Despite their efforts over the last 20 years, they have not secured a new tenant to develop the site.

Where the biggest problem facing an area is lack of housing, the solution should be finding appropriate and adequate space to build new homes.

Take Back the City is bringing forward a solution, through our masterplan for a mixed use, housing led development on the former Mackie's site. Our plans offer between 700-900 units of housing and more than 18000m2 employment space as part of a mixed use, sustainable development.



[takebackthecity.i
e](http://takebackthecity.ie)

Take Back the City
Ground Floor
Community House
Citylink Business Park
6A Albert Street
Belfast
BT12 4HQ

These plans have been developed through a participative, community-led design process, carried out over many years of engagement with homeless families, those in housing need, community groups, businesses, planners, architects, leaders and political representatives.

In 2022 we launched the City of the Future Urban Design Competition to demonstrate the potential of the publicly owned site for homes. The winning design, by Matthew Lloyd Architects, was selected from a range of world class international entries in an open public voting process. The plans have already received over 700 emails of support sent directly to political party leaders and the Head of Planning and Development at Belfast City Council.

In bringing a clear, coherent and workable solution forward, it is our intention to submit this plan to Belfast City Council as a planning application. Ahead of submission we are undertaking a Pre-Application Community Consultation, as required under Section 27 of the Planning Act (Northern Ireland) 2011.

Our Proposal

The proposed development is a mixed-use neighbourhood; reflecting the previous industrial use of the land it incorporates 18,000 square metres of employment floorspace in a mix of units and in locations throughout the development, alongside up to 750 homes. The dwellings are proposed to be in a mix of types and sizes and the split between types is around 30% houses and 70% apartments, with recognition of the need locally for accessible dwellings. Similarly, a range of tenures is proposed including social and affordable, private and co-living. Recognising the location of the site and the history of the area, it is envisioned that the development would be a shared, multicultural, sustainable neighbourhood, which provides homes on the basis of objective need. The proposals are shown on the master plan drawings (attached), it is envisioned that the lands would be accessed from Springfield Road, the West Circular Road and Ballygomartin Road. Inclusion of the Forth River ravine is central to the scheme, which proposes a footbridge to connect the development to the new greenway and a range of open space types including allotments and a city farm as well as formal and informal community gardens.

Community Consultation

For your information I have enclosed a copy of the Proposal of Application Notice and a copy of the information we will be presenting to the public at the events.

The Consultation process will seek the views of the local community and relevant stakeholders on the proposals. We will do this through direct contact with the local community via letter drops and door-to-door calls, as well as providing more information on the website <https://takebackthecity.ie>. Feedback will be accepted via the website, by emailing info@pprproject.org, or by posting _____



[takebackthecity.i
e](https://takebackthecity.ie)

Take Back the City
Ground Floor
Community House
Citylink Business Park
6A Albert Street
Belfast
BT12 4HQ

feedback to PPR. Ground Floor, Community House, Citylink Business Park, 6A Albert Street, Belfast, BT12 4HQ.

We will also hold a public information event on **Tuesday 10th September at the Forth-Spring Inter-Community Group, 373-375 Springfield Road, BT12 7DG**. This event will have representatives from our full project team, which includes professional planning advisors, architects, specialists in roads and infrastructure, ecologists and environmental experts, as well as the PPR team who have led this project.

We invite you and your colleagues and constituents to come along throughout the day to meet families in housing need as well as our architects and planners who can answer any questions you may have about the plans.

It is important that everyone has their chance to have their say, and we welcome all comments, question and suggestions. The consultation will be open until 30th September 2024.

We are happy to engage with all elected representatives, to ensure that they are fully informed of the purpose of our masterplan and consultation process. We remain available to meet you either at the event, or any time before or after to explain more about this development.

If you have any question in the meantime please do not hesitate to contact us.

Yours sincerely,



Chloe Trew

Director PPR, on behalf of the Take Back the City coalition.



takebackthecity.ie

Take Back the City
Ground Floor
Community House
Citylink Business Park
6A Albert Street
Belfast
BT12 4HQ



TAKE BACK THE CITY

Proposal Description: Development of a mixed use neighbourhood to be constructed in severable phases incorporating 16,000 square metres of employment floorspace, 2,000 square metres of community floorspace, 2,000 square metres of local shopping, a city farm, allotments, up to 750 dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, up to 70 co-living units and up to 25 co- housing units, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue, Circular Road West and Ballygomartin Road and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.



Notes:

1. All roads are to be constructed to the standards set out in the relevant planning legislation.
2. All roads are to be constructed to the standards set out in the relevant planning legislation.
3. All roads are to be constructed to the standards set out in the relevant planning legislation.
4. All roads are to be constructed to the standards set out in the relevant planning legislation.
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8. All roads are to be constructed to the standards set out in the relevant planning legislation.
9. All roads are to be constructed to the standards set out in the relevant planning legislation.
10. All roads are to be constructed to the standards set out in the relevant planning legislation.

- Legend:**
- Primary Roads
 - Secondary Roads
 - Pedestrian Paths
 - Cycle & Pedestrian Paths
 - Apartments
 - Houses
 - Light Industrial
 - Commercial/Office
 - Health
 - Community
 - Nursery
 - Club
 - City Farm
 - Cycle Boxes



Matthew Lloyd Architects
 10, The Quadrant
 10, The Quadrant
 10, The Quadrant
 10, The Quadrant
 10, The Quadrant



| | | | |
|--------------------------------|---------|----|----|
| Rev | 0000000 | 04 | 04 |
| MARCH 2015 FINAL DESIGN | | | |
| SURREY - 002 LANDSCAPE & ROUTE | | | |
| NSFC | 001 | | |

**TAKE
BACK
THE CITY**

Masterplan Layout



**TAKE
BACK
THE CITY**

Notes

1. The masterplan is a conceptual plan and should not be taken as a final design. It is subject to change and refinement as more information becomes available.
2. The masterplan is a conceptual plan and should not be taken as a final design. It is subject to change and refinement as more information becomes available.
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WELLSHIRE

PPR

Moffatt/Cass Architects

10000 A1

Scale: 1:10000

DATE: 10/06/11

PROJECT: [REDACTED]

SCALE: 1:10000

DATE: 10/06/11

Andersonstown News Advertisement

PUBLIC EVENT

On behalf of the Applicant, Participation and the Practice of Rights Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations (Northern Ireland) 2015 (Regulation 5 (2) (b))

Pre-application Public Event

Proposal: Development of a mixed use housing led development to be constructed in several phases, incorporating 18,000+ square metres of employment floorspace, 2,000 square metres of community floorspace, 2,000 square metres of local shopping, a city farm, allotments, 700+ dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, up to 70 co-living units and up to 25 co-housing units, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue, Circular Road West and Ballygomartin Road and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.

Location: Land north of Springfield Road and Workman Avenue, west of Woodvale Avenue and Woodvale Park, south and west of Tesco



Ballygomartin, south of Nos. 4 to 54 Ballygomartin Road and east of Forth River greenway (including former Mackie's lands) and unused land at Springvale Gardens and Springfield Parade.

Two public meetings will take place on Tuesday 10th September 2024 at 10am and again at 6pm at Forthspring Inter-Community Group, 373 Springfield Road, Belfast, BT12 7DG. At the same location, between 10am-8pm on 10th September 2024, there will be a public drop-in facility available, fully staffed by the development team who will field any questions and allow interested parties to view the proposal and provide feedback via printed comment cards.

Further information relating to these proposals can be obtained from info@pprproject.org or online at



<https://takebackthecity.ie>.

These plans may evolve in response to consultation.

If you wish to make comments on these proposals, you may do so at the above event or in writing to Chloë Trew, Director, Participation and the Practice of Rights on info@pprproject.org, no later than 30th September 2024.

This notice does not relate to a planning application. Comments should not be made to Belfast City Council. Any comments made to the respective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Belfast City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representation regarding the proposal at that time.

Shankill Mirror Advertisement



TAKE
BACK
THE CITY

PUBLIC EVENT



NO ONE LEFT
BEHIND
PPR

On behalf of the Applicant, Participation and the Practice of Rights
Planning Act (Northern Ireland) 2011 and The Planning (Development Management) Regulations
(Northern Ireland) 2015 (Regulation 5 (2) (b))

Pre-application Public Event

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WELCOME

THE MACKIES SITE TODAY

1

WELCOME TO OUR EXHIBITION ON PROPOSALS FOR TAKE BACK THE CITY

Over five years we have been working developing proposals for a masterplan on and around the Mackies site.



Belfast Site Location Map



Birds-eye from the southeast

The development area for this masterplan project is around 20 hectares in size and is divided into three ownerships, two of which are public sector owned assets. The topography here is varied, with the original Mackies part being flat and level land, with steep embankments on the east and north sides, which themselves retain higher land beyond. The western side of the site is dominated by the steeply sloped Forth River valley, which is wooded and has a strong flow of water running through it for most of the year. The whole site today is largely wasteland without public access. A continuous high fence surrounds the original Mackies site. To the north, the Department of Communities (DfC) and Braidwater-owned land is also scrub-land. The Forth River valley is significantly overgrown, and is likewise mostly fenced off. The brand new 'Greenway' was built in 2023 by Belfast City Council, providing a public cycle and pedestrian route running north-south on the western side of the valley, with the newly refurbished Paisley Park sports facilities adjacent.



Aerial View of the site



Forth River Valley



Mackies Escarpments



The Greenway

Our team are on hand to answer any questions you may have. We want to hear your views about the plans so please take a minute to fill in a feedback form.

- Braidwater Ownership
- Department for Communities (DfC) Ownership
- Invest Northern Ireland (INI) Ownership



Current Ownerships



Matthew Lloyd Archi

TAKE BACK THE CITY

THE DRIVING FORCE

2

In 2022, PPR ran an international design competition to seek proposals for the redevelopment of the site, which was subsequently won by the London-based firm of Matthew Lloyd Architects (MLA). Concurrently, a competition was run with local schools to seek children's views on what the Mackies development should look like. Following MLA's appointment by PPR to act as architects for the project, the original competition design has evolved, as the site information has consolidated and key stakeholders have been identified.



Wild flowers planted by local people at the Mackies site.



Take Back The City School Competition Awards

The resultant 'Take Back The City' project at the former Mackies factory site in the heart of west Belfast will create up to 578 brand new homes and just under 37,000m² of new employment space. The aims of this project are to create a viable and deliverable development masterplan for this part of the city.



PPR Greenway planting



PPR Greenway planting



Greenway



Greenway

PROPOSED TOTAL OUTPUTS

Total Homes: 578

of which

Apartments: 368

Houses: 210

GEA Residential: 71,848 sqm

GEA Employment Use: 36,889 sqm



MLA 2022 Competition Visual 01



MLA 2022 Competition Visual 02



MLA 2022 Competition Visual 03

3,834

The households who are experiencing homelessness or housing stress in North and West Belfast. We propose a future where all children and their families are provided with a secure and permanent home.

12,726

Belfast has 12,726 households on the waiting list. If we don't build homes on available, publicly-owned land right where housing need is most acute, where will we build them?

953

The number of homes that could fit on the Mackie's site using modern gentle density planning. We advocate for the development of Mackie's as a prototype for an equitable, sustainable and climate-ready community.



Matthew Lloyd Architects

THE MASTERPLAN ELEMENTS

KEY ELEMENTS FOR SUCCESS

3

NEW HOMES

The design proposes several types of residential buildings, including general needs housing for rent, sheltered housing for senior citizens, as well as shared ownership and homes for low-cost private sale. Overall, the project expects to provide homes for up to 2,500 people.

EMPLOYMENT

For the employment uses envisaged across this masterplan, we propose that this should equal the quantum of space that INI has always planned in this location. However, we do not think that this is naturally a heavy industrial site, as is evidenced by the land's vacancy over the past twenty years. So instead, we see light industrial buildings for the creative industries, B1 offices and artist studios here.

CULTURE & COMMUNITY

Other community and social uses are also proposed across the site, such as a community centre with a public square, cafés, a doctor's surgery, a children's nursery, a local supermarket, a youth

centre, and small corner shops. We also plan a city farm allotments, and extensive private and public gardens.



Masterplan Overview Birds Eye View

A new footbridge over the Forth Valley, which runs down the western side of the site, will cross to Belfast City Council's recently completed Greenway cycle route. This will in turn act as an urban park for the enjoyment of the new residents who will live and work here.

SUSTAINABLE LIVING

In terms of sustainability, we think this project can be very ambitious. We plan a small hydro-electric power plant in the valley's active river, Passivhaus homes and as much on-site renewable capacity as possible. Along with this, we will create a site-wide Sustainable Urban Drainage System (SUDS) across all the land and using the site's unique topography. We are also significantly 'greening' the wider site with proposals for the planting of hundreds of new trees and a new urban landscape, to create this new 'Garden City' for Belfast.



Components Concept Sketch



PRECEDENT EXAMPLE

Human Nature - The Phoenix, Lewes, a new sustainable neighbourhood



PRECEDENT EXAMPLE

Hammarby Sjostad, Sweden - Landscaped avenue & planting



PRECEDENT EXAMPLE

Hammarby Sjostad, Sweden - Watercourses & green infrastructure



A NEW NEIGHBOURHOOD

THE MASTERPLAN PROPOSAL

4

The vision of this Masterplan is to create an entirely new urban quarter for this part of West Belfast. This is to both to respond to the pressing need to build new housing for local people, but also to create places and opportunities for employment in this part of the city. Key to this development is the desire to make a visionary place, perhaps unique in the whole of the UK but certainly within Northern Ireland itself.

- Braidwater Site
- Residential Courtyards
- Escarpment
- Employment Quarter
- Mackies Site
- Central Arts & Community Block
- Central Square
- Cafe
- Footbridge
- The Greenway
- Employment Quarter
- Communal Allotments
- Youth Club
- City Farm
- Houses



The Proposed Masterplan



PRECEDENT EXAMPLE

MLA - Regents Park Estate



PRECEDENT EXAMPLE

Turner Works - Hackney Wick Employment Building



PRECEDENT EXAMPLE

MLA - Old Coroners Court Courtyard School



CREATING CONNECTIONS

OVERCOMING BARRIERS

The Masterplan is designed to connect together this large site into the surrounding existing streets, by using both entrances and established pathways to link into a new internal road system. A significant part of this strategy is to reuse (and upgrade as necessary) the INI road network on the installed onto the original Mackies site in the early 2000s. This new network seeks to create proper public routes in and out of the site for new residents, but also to making positive links both north-south and east-west to connect and bring together the existing communities in this district of West Belfast.



Masterplan Overview - Connections to the existing surroundings



PRECEDENT EXAMPLE

Footbridge Precedent



Locked gates at the site today

The original Mackies factory was demolished and cleared away in the late 1990s. In the early 2000s INI constructed a road system on site, with pavements, street lights and road drainage, in preparation for the construction of a business park here. However, there are no connections to the adjoining sites from this road, either from the north-south or from east-west.

The design principles and layout are the result of different topographical conditions across all the develop-able land, as well as key points of access and egress. The design seeks to create a new residential district that is on the one hand self-contained, but on the other tightly connected into the surrounding streets, parks and existing buildings and facilities.



View to the new footbridge



Existing routes, vehicular and pedestrian



A proposed network of new routes within the site



ENRICHED ENVIRONMENT

HEALTHY LIVING, SUSTAINABILITY & NET ZERO TARGETS

6

Local people have asked for the Mackies project to be centred around a holistic landscape of gardens and greening. As a result of this ambition, we are proposing that the whole development becomes a Garden City, which recalls and emulates the great garden cities built in the 1920s and 1930s throughout the UK. Our changing world calls for the need to create sustainable cities and towns to respond to climate change. The Mackies site's landscape and topography, offers the opportunity to combine nature with new development in a responsible way.



View down from Escarpments



PRECEDENT EXAMPLE

Proposed hydropower plant in Forth River



Native Plants: Lavender



Native Plants: Heather



Native Plants: Wildflower plants

Working in collaboration with local farmers create extensive tree lined streets and avenues, formal and informal planted public spaces, private and semi-private gardens and vegetable growing allotments for all. Coupled with this, the majority of the new buildings here will have planted green flat roofs, some with rooftop access to provide roof terraces and gardens too. Native plants will be chosen as these species will have the most benefits to wildlife.

CITY FARM OUTPUTS:

- City Farm with timber framed barns and animal pens
- Large timber framed entrance barn cafe and studio spaces
- Food-growing allotments
- Private gardens
- Private car parking
- New road link connection to Springfield Parade



City Farm Plan



PRECEDENT EXAMPLE

MMAS - St James Farm Bog Meadows



PRECEDENT EXAMPLE

Feilden Fowles - Waterloo City Farm



The site will become an exemplar of urban greening



A PLACE TO LIVE

CREATING HOMES FOR EVERYONE

The new homes created at Mackies are being created primarily for those people in the greatest housing need. In this way the project will provide as much social housing as possible. However, the scheme also needs to be viable and deliverable. In this way, a mixture of housing tenures are envisaged here, ranging from affordable rental, through to shared ownership, through to low costs homes to purchase. We propose that the density of the design should be 'mid-rise', with the new buildings never higher than G+5 storeys (18 metres). This is slightly higher than the surrounding existing streets in this part of West Belfast. However, we believe this is an appropriate density for this scale of new development within this type of existing suburban



Residential Courtyards Overview

setting, as it also responds to the significant local housing need.



MLA - Longford House: affordable rent example

RESIDENTIAL OUTPUTS:

- 578 total new homes
- 368 of new homes are Apartments
- 210 of new homes are Houses
- Wide range of unit mix of 1-Bed/2-Bed/3-Bed and 4-Bed units

The map below shows ideas for tenure locations, highlighting the principles of creating homes for everyone. The tenure types have been carefully arranged around the proposed site to create a balanced community, with buildings which have been designed as 'tenure-blind.' This will be developed further as housing providers become stakeholders.



MLA - Bourne Estate: private sale



MLA - Longford House: affordable rent entrance foyer



MLA: Bourne Estate: intermediate rental



MLA - Tybalds Estate: affordable rent M4(3) accessible unit

- Private Sale
- Shared Ownership or low-cost starter homes
- Social Housing - Affordable Rent



The site will have a mixture of housing tenures



RESIDENTIAL DETAIL

TYPICAL BLOCKS

The masterplan design for Mackies is laid out on the principles of an urban grid, similar to that found in so many historic European cities. Key to this approach is the creation of residential courtyards arranged across the site, giving clear 'fronts' and 'backs' to the block layouts. In this way the homes will face proper streets, as well as facing to their rear quieter garden courtyards. This gridded layout is only disrupted by occasional civic buildings or by larger buildings for employment uses.

TYPICAL COURTYARD CLUSTER OUTPUTS:

- 76 new homes
- Shared Car Parking facilities
- Communal & Private Gardens & Playgrounds
- Communal Central Allotments

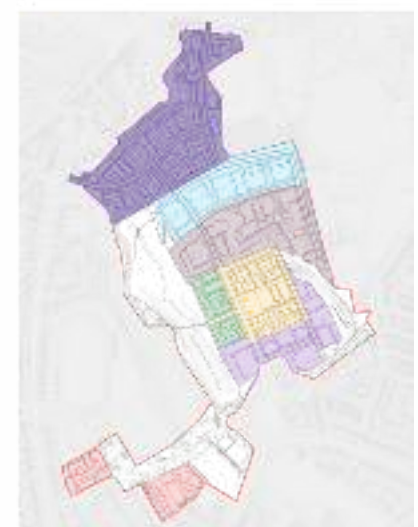


View from the Main Road



The unusual and varied topography of the whole site allows us to name and describe different Character Areas for the Masterplan. These zones help us to envisage housing types and tenures, project phasing, building heights and in the future architectural styles for each of these areas.

- Low Rise
- Mansion Blocks
- Hillside
- Town Centre
- Valley Side
- Employment Quarter
- Infill



Character Areas



View from Braidwater - Hillside Character Area



COMMUNITY MOMENTS

CENTRAL SQUARE, CAFÉS, AND MEETING POINTS

A mix of planning uses are proposed here at Mackies, so as to create a genuine community here and one that has sustainability at its heart. Although the predominant uses are housing and employment, we are also envisaging other social uses on the site, such as a community centre with a public square, cafés, a doctor's surgery, a children's nursery, a local supermarket and small corner shops. There are also corner shops and small workspaces below several of the blocks of flats.



Central Square Overview



PRECEDENT EXAMPLE

MLA - Forest Road Youth Centre



PRECEDENT EXAMPLE

MLA - Christ Church Highbury Community Space



PRECEDENT EXAMPLE

MLA - Exhibition Space & Cafe in Walthamstow



PRECEDENT EXAMPLE

MLA - Forest Road Youth Centre

TOWN CENTRAL SQUARE OUTPUTS:

- 2,500sqm Arts Centre - Library, workshops, artist studios and cafe facilities
- Ground Floor Exhibition space
- Pavilion with information point & flower shop
- Car-parking to the rear
- Public Playground to the rear

A central 'town square' contains a community centre, with public meeting facilities and a cafe. Other community buildings provide a River Cafe on the Greenway, a youth club, nursery and doctor's surgery.

- | | | |
|------------------|-------------|----------------|
| ■ Apartments | ■ Health | ■ City Farm |
| ■ Houses | ■ Community | ■ Cycle Stores |
| ■ Light Industry | ■ Nursery | |
| ■ Commercial | ■ Cafe | |



River Cafe Plan



Youth Centre Plan



The masterplan provides for different uses across the site



EMPLOYMENT OPPORTUNITIES

INNOVATION & CREATIVITY

10

The masterplan proposes just under 37,000m² GEA of employment space across the complete development. This provision is mainly spread out within mixed use blocks, but also within various medium-sized, dedicated workspace buildings in the 'Employment Quarter' which has been introduced to form a cluster around the Innovation Factory. These are all in accordance with Belfast Plan Policy EC1 – "Delivering Local inclusive economic growth".

The primary located within the INI Mackies site, totalling to 33,149sqm, with the remaining situated on the south-west of the site.



Proposed Masterplan - Employment Quarter

PROPOSED EMPLOYMENT TYPES:

- Small Manufacture
- Grade B offices
- Crafts and joinery
- Self storage units
- Printing services
- Personal trainers
- Car mechanics/valeting
- Dance studios
- Professional and technical services (e.g. legal or film)

Use Class Definitions (as per NI Planning):

- A1: Shops
- A1: Financial, Professional & Other
- B1: Business
- B2: Light Industrial
- C1: Dwellinghouses
- D1: Community & Cultural
- SG: Sui Generis

- A1: Shops
- A2: Financial & professional
- B1: Business
- B2: Light Industrial
- D1: Community
- SG: Sui Generis



PRECEDENT EXAMPLE

Haworth Tompkins - Battersea Campus Workshop



PRECEDENT EXAMPLE

Sarah Wigglesworth Architects - Artists Studios



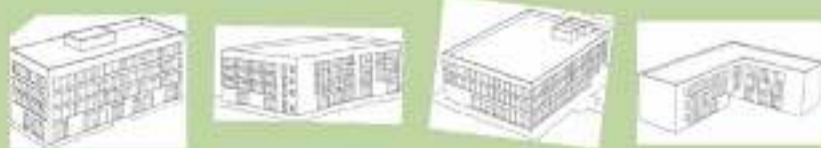
PRECEDENT EXAMPLE

Jestico + Whites - Cambridge University Workspaces



PRECEDENT EXAMPLE

Squire & Partners - St James Technology Department, Kent



Typical Employment Use Buildings



The site will house different types of Employment Use





Take Back the City Masterplan Proposal

Housing in Belfast and right across Northern Ireland is in a severe crisis. We simply do not have enough homes and we do not build enough new homes. In Belfast alone there are more than 12,000 families in Belfast waiting for a home, including more than 5,000 children. It doesn't have to be this way.

Across Belfast many families are forced into overcrowded homes as they wait, but close by there is a huge site which has sat empty for a generation. The site of the former Mackie's Factory, publicly owned land controlled by Department for the Economy, Department for Communities, Invest NI, and Belfast City Council, is derelict and unused. Despite their efforts over the last 20 years, they have not secured a new tenant to develop the site.

Take Back the City is bringing forward a viable solution for the site, through our masterplan for a mixed use, housing-led development. Our plans respond to the needs for housing and employment locally, as well as protecting the environment by building sustainably and in a way that protects the wildlife at the site.

Our masterplan offers more than 500 units of housing and over 30,000 sqm of employment space as part of a mixed use, sustainable development. The homes will be in a mix of types and sizes, with around 30% houses and 70% apartments, including accessible dwellings. Similarly, a range of tenures is proposed including social and affordable, private and co-living.

It is our intention to submit this plan to Belfast City Council as a planning application. Ahead of submission we are undertaking a Pre-Application Community Consultation. Before this Masterplan is submitted to Belfast City Council as a planning application, we want to get your views on our plans. Please answer the 5 questions overleaf.

For more information on the plans visit <https://takebackthecity.ie>
To provide feedback by email, contact info@pprproject.org



1. Do you agree that the site of the former Mackie's Factory should be developed in some form?

I agree I'm not sure I disagree

2. Do you think that housing need should be addressed on this site?

Yes I'm not sure No

3. Do you think that the Take Back the City Masterplan Proposal should be developed on this site?

Yes I'm not sure No

3a. Please tell us more about why you chose your answer:

4. Do you have any comments on:

•4a The level of housing and the housing mix in the proposal?

•4b The roads infrastructure in the proposal?

•4c The employment space within the proposal?

5. Do you have any other comments about this proposal?