



## NEW DEVELOPMENT – CONSULTATION LEAFLET

### Proposed CLD&B development of social housing properties located at 38-42 Moorlough Road, Lisnaskea

NB Housing is a registered housing association providing affordable, rented accommodation across Northern Ireland for families, single people and the elderly. We were established in May 2014 following the merger of two local housing associations.

We currently own and manage over 1,200 homes across Northern Ireland.

The Association is in discussions with a developer to develop a maximum of 21 houses for General Needs at this location.

The Association have not been involved with the design or planning of these units, until now. However, it is expected that the provision and delivery of these units will help address social housing need in the Lisnaskea area.

The units will be acquired using the Competitive Land, Design & Build (CLD&B) Procurement method.

Attached with this leaflet are details of the location of the site, a site layout and the elevational treatment / street scape. The developer has already received Planning Permission for this proposal and the Association does not intend to change the properties that have approval.

It is anticipated that the construction should commence during 2026. Please note that the date(s) may change, as construction can be affected by factors outside the developer and Associations control.

Should you wish to discuss any aspect of this development proposal please contact either –

- David Erskine, Development Manager or
- Ian Graham, Development Officer.

Contact details for the office are as follows:

NB Housing  
282-290 Crumlin Road  
BELFAST  
BT14 7ED

Telephone: 02890 351131

You can also contact the Association in writing at the office address listed on this leaflet. Email correspondence Can be issued to: [development@nb-housing.org](mailto:development@nb-housing.org)

Or if you'd prefer by telephone, please call 028 90592110 to request a call back from a member of the development team.

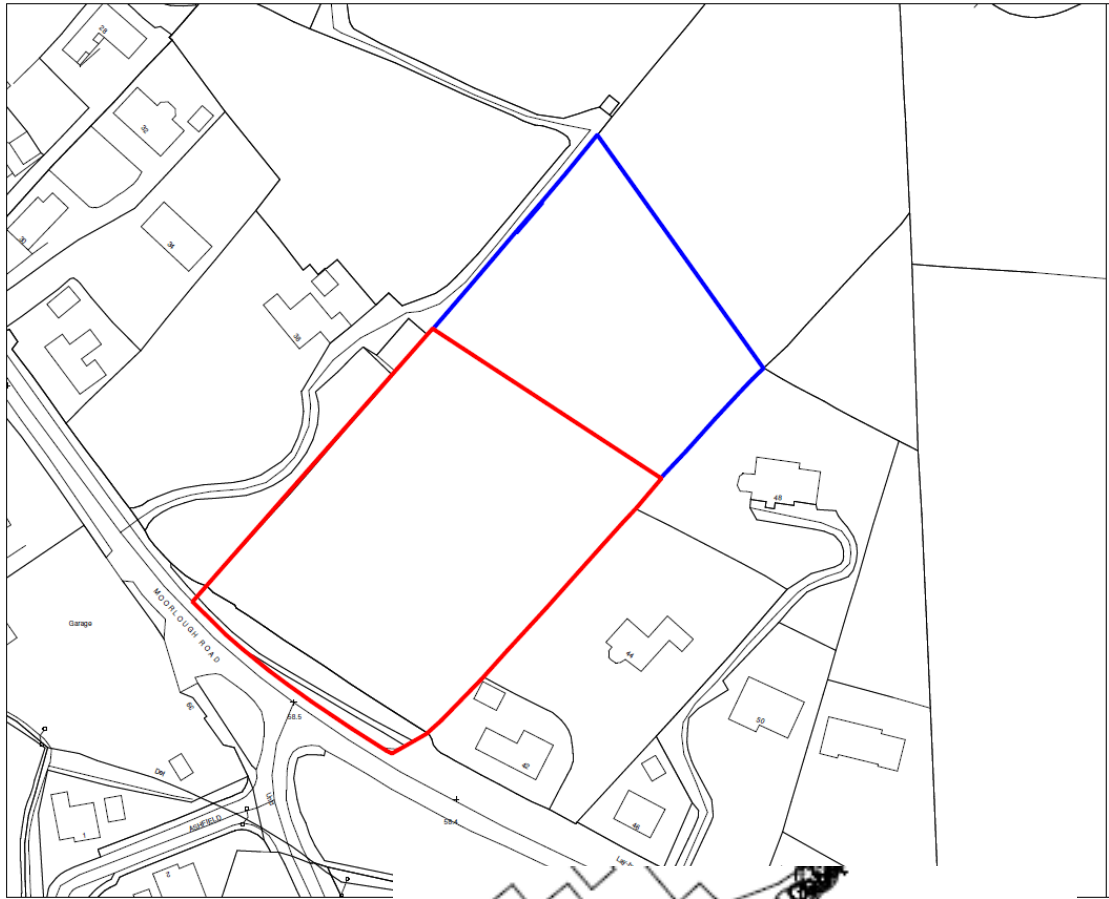
NB Housing will retain a record of all comments, feedback and responses received and will provide verbal and written feedback. NB Housing may hold an Information Session if required. If this happens a notice a further notice will be issued.

**The Consultation period will remain open for a period of 6 weeks and will end on 22<sup>nd</sup> April 2026.**

An electronic copy of this leaflet will also be displayed within the Consultation Section of the NB Housing website under the housing tab. The website address is:

[www.nb-housing.org](http://www.nb-housing.org)

Site Location:



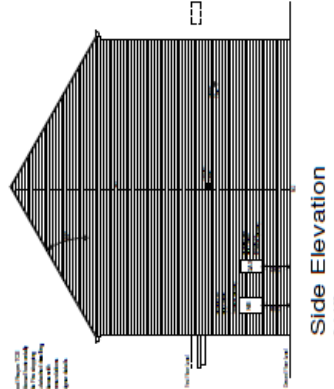
Site Layout





**Note:** These images are for illustration only areas.

DPG Issue



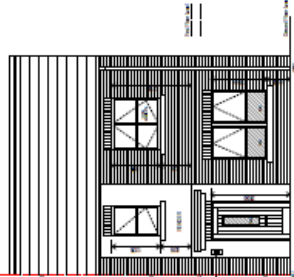
Side Elevation  
Scale 1/32"

1. This drawing shows the exterior elevation of the house. It is a side elevation showing the gabled roof, the siding, and the windows. The drawing is for illustration only and is not to scale.



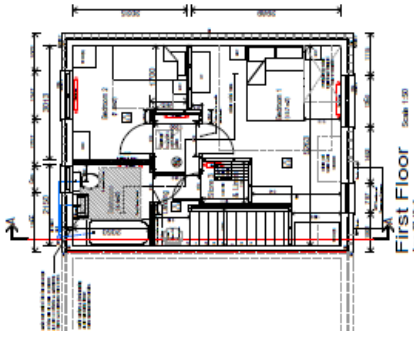
Rear Elevation  
Scale 1/32"

1. This drawing shows the exterior elevation of the house from the rear. It features a deck, a gabled roof, and a window. The drawing is for illustration only and is not to scale.

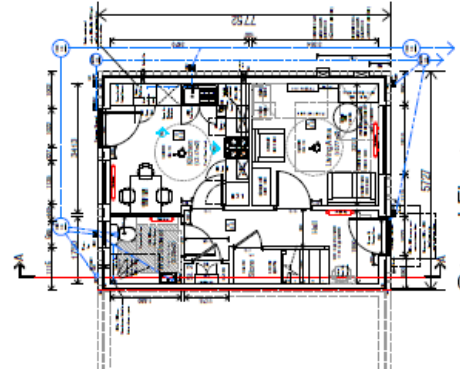


Front Elevation  
Scale 1/32"

1. This drawing shows the exterior elevation of the house from the front. It features a central door, windows, and a gabled roof. The drawing is for illustration only and is not to scale.

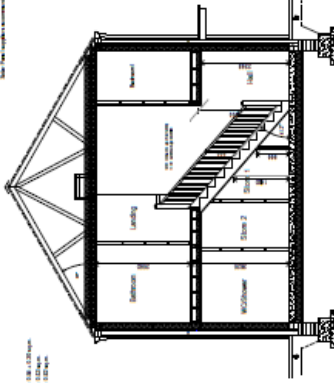


First Floor  
Area: 27.40 SF  
Scale 1/32"



Ground Floor  
Area: 27.40 SF  
Scale 1/32"

Type B



SECTION A-A  
Scale 1/32"

1. This drawing shows a vertical section of the house, labeled SECTION A-A. It illustrates the structural elements including the roof truss, floor joists, and the staircase. The drawing is for illustration only and is not to scale.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	FLOORING	1	SQ. FT.	2.00	2.00
3	CEILING	1	SQ. FT.	1.00	1.00
4	WALLS	1	SQ. FT.	1.00	1.00
5	ROOFING	1	SQ. FT.	1.00	1.00
6	PAINT	1	SQ. FT.	1.00	1.00
7	STAIRS	1	SET	100.00	100.00
8	WINDOWS	1	UNIT	100.00	100.00
9	DOORS	1	UNIT	100.00	100.00
10	DECK	1	SQ. FT.	100.00	100.00
11	TRUSS	1	SET	100.00	100.00
12	JOIST	1	SET	100.00	100.00
13	RAFTER	1	SET	100.00	100.00
14	SHOULDER	1	SET	100.00	100.00
15	BRACE	1	SET	100.00	100.00
16	PLATE	1	SET	100.00	100.00
17	CHORD	1	SET	100.00	100.00
18	POST	1	SET	100.00	100.00
19	BEAM	1	SET	100.00	100.00
20	TRUSS	1	SET	100.00	100.00
21	JOIST	1	SET	100.00	100.00
22	RAFTER	1	SET	100.00	100.00
23	SHOULDER	1	SET	100.00	100.00
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