

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 29th June 2023	
Application ID: LA04/2022/0136/F	Target Date:
<p>Proposal: Environmental improvement works and upgrades to Ballysillan Playing Fields, comprising refurbishment of existing bowling pavilion; new intermediate floodlit 3G pitch; new children's play facilities; new open-air community event space; new fenced dog exercise areas; new pump track; new and improved pathways; works to expose parts of the existing culverted river to create a new channel and flood attenuation area; new street furniture including canopies, shelters, picnic tables, seats, lights, cycle stands, fences and bollards; improvements to existing allotment area including path and vehicle track resurfacing, new polytunnels and shed; landscape interventions including planting, woodland management, resurfacing and regrading; and all associated works.</p>	<p>Location: Ballysillan Playing Fields, Ballysillan Road, Belfast BT14 7QP.</p>
Referral Route: Major Application	
Recommendation:	Approval subject to conditions
<p>Applicant Name and Address: Belfast City Council 9 Adelaide Street Belfast BT2 8DJ</p>	<p>Agent Name and Address: AECOM 10th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP</p>
<p>Executive Summary: This application seeks full planning permission for Environmental improvement works and upgrades to Ballysillan Playing Fields. The proposed development includes refurbishment of the existing bowling pavilion; a new intermediate floodlit 3G pitch; new children's play facilities; new open-air community event space; new fenced dog exercise areas; new pump track; new and improved pathways; works to expose parts of the existing culverted river to create a new channel and flood attenuation area; new street furniture including canopies, shelters, picnic tables, seats, lights, cycle stands, fences and bollards; improvements to existing allotment area including path and vehicle track resurfacing, new polytunnels and shed; landscape interventions including planting, woodland management, resurfacing and regrading; and all associated works.</p> <p>The key issues are:</p>	

- Principle of development
- Impact on the character and appearance of the area
- Compatibility with adjacent uses
- Climate change
- Access and parking
- Drainage
- Waste-water infrastructure
- Contamination
- Noise, odour and other environmental impacts
- Ecological impacts

The site is located on the Ballysillan Road and is an existing area of open space and important community asset. The proposal seeks to upgrade the existing facilities and includes the following elements which will benefit the local and wider community:-

- A new 3G pitch
- Flood attenuation area
- Bowling pavilion refurbishment
- Play areas
- Pump track
- Dog exercise area
- Events space
- Allotment improvements
- Pathways, lighting, landscaping and planting

One third party representation has been received which raises concerns regarding a proposed community hub proposed to replace the existing community centre on the main Ballysillan Road. This application does not include proposals for a community hub.

All consultees are content subject to conditions which are set out in the report.

Recommendation

Having regard to the Development Plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

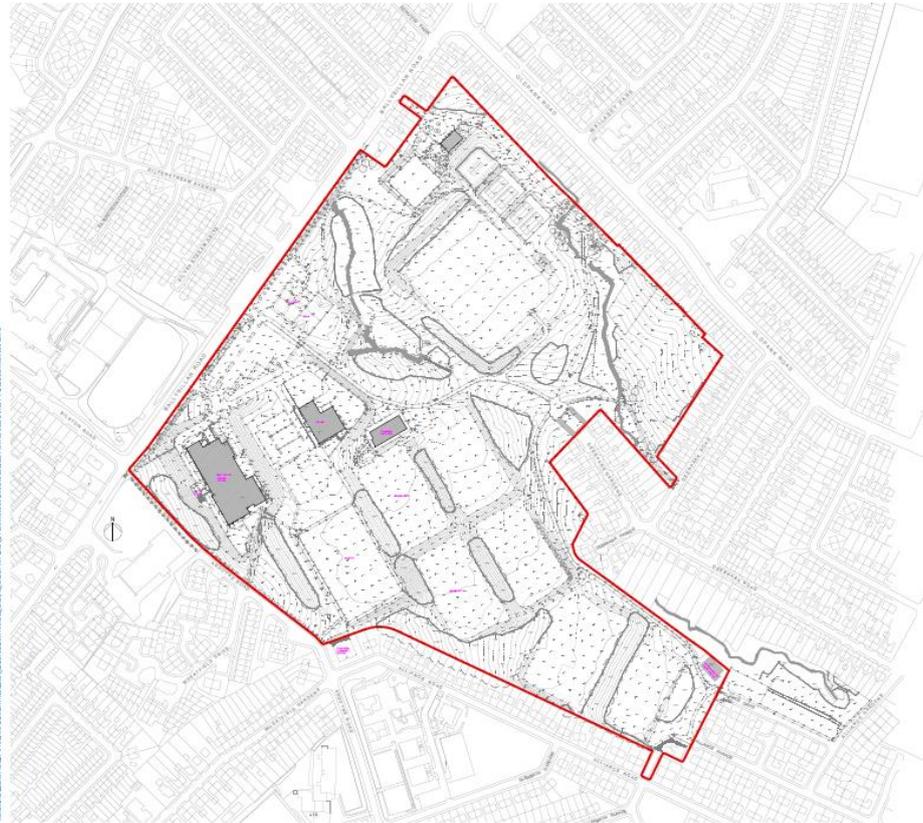
Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.

Signature(s):

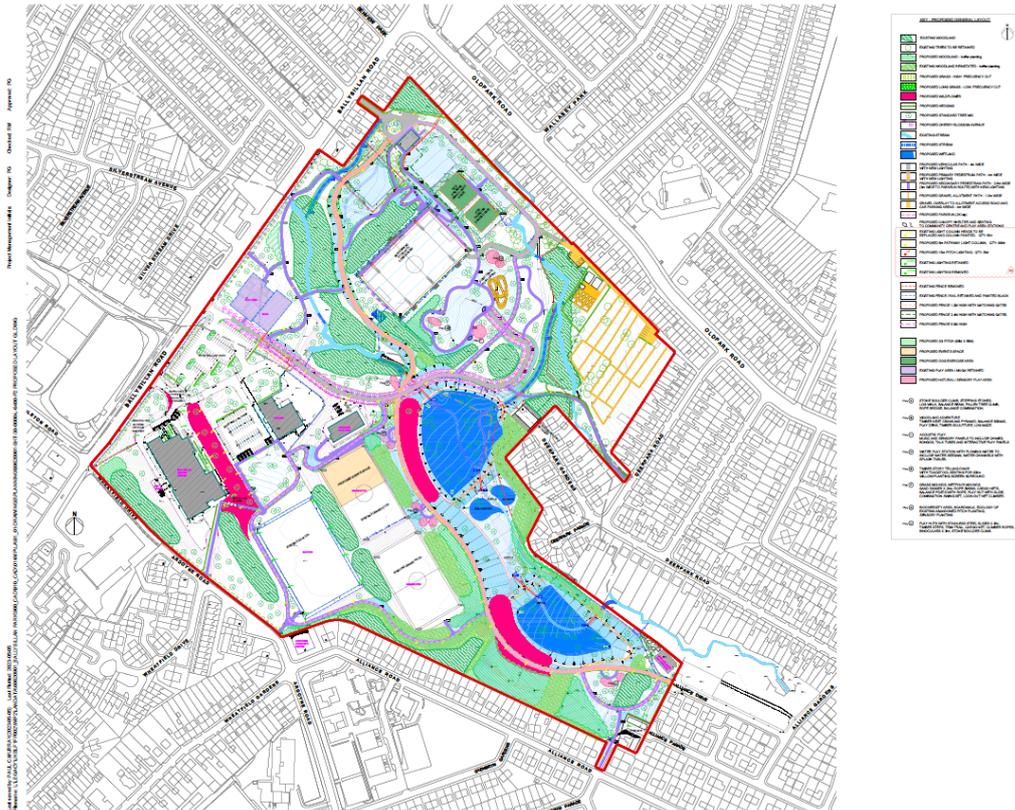
Case Officer Report

1.0 Drawings

Site Location Plan



Proposed Site Layout





<p>2.0</p> <p>2.1</p>	<p>Characteristics of the Site and Area</p> <p>Ballysillan Park is situated in the north of the city and fronts onto the Ballysillan Road with access points from the surrounding road network including Ardoyne Road, Alliance Parade/Drive and Deerpark Road. The site is located in an area of mixed use area which includes commercial, community and residential developments.</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>Description of Proposal</p> <p>The proposal includes environmental improvement works and upgrades to Ballysillan Playing Fields, comprising refurbishment of existing bowling pavilion; new intermediate floodlit 3G pitch; new children’s play facilities; new open-air community event space; new fenced dog exercise areas; new pump track; new and improved pathways; works to expose parts of the existing culverted river to create a new channel and flood attenuation area; new street furniture including canopies, shelters, picnic tables, seats, lights, cycle stands, fences and bollards; improvements to existing allotment area including path and vehicle track resurfacing, new polytunnels and shed; landscape interventions including planting, woodland management, resurfacing and regrading; and all associated works.</p> <p>The proposal was the subject of a PAD.</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	<p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	<p>Other Policies</p> <ul style="list-style-type: none"> • Developer Contribution Framework • Belfast Agenda
4.5	<p>Relevant Planning History</p> <p>LA04/2021/1015/PAN - Redevelopment of Ballysillan Playing Fields into a new public park. Proposed Environmental Improvement Works and new facilities include: 1no. new full intermediate floodlit 3G pitch; changing facilities within the refurbished bowling pavilion; children's natural play facilities; a hard surfaced pump track; fenced dog exercise areas; multi-purpose community event space; upgrade works to the allotments. The proposed works also include new and improved pathways; lighting; realignment of the existing grass pitches; extension of the existing car parking; a new entrance at Deerpark Gardens; street furniture and natural enhancement works including planting and exposing parts of the culverted river to create a new channel and areas of wetland habitat. Ballysillan Playing Fields, Ballysillan Road, Belfast, BT14 7QP. PAN Acceptable 11.05.2020.</p> <p>LA04/2019/2244/PAD - Environmental improvements works to Ballysillan Playing Fields. Proposed facilities include; 2no. new full intermediate 3G pitches, existing grass pitches realigned, trim trail, cycle track, natural play area, dog park, multi purpose community event space, hangout space, community garden and proposed car parking; including the introduction of lighting, planting, and improved pathways and entrances with creation of new 2no. accesses; natural enhancement works including exposing the river to create a new channel and wetland, Ballysillan Playing Fields, Ballysillan Road, Belfast, BT14 7QP.</p>
5.0	Consultations and Representations
5.1	<p>Statutory Consultations</p> <p>DFI Roads – No objection subject to conditions DFI Rivers Agency – No objection subject to condition. NI Water – No objection subject to conditions. DAERA, NIEA – No objection subject to conditions. HED – No objection</p>
5.2	<p>Non-Statutory Consultations</p> <p>BCC Environmental Health – Conditions recommended. BCC Plans and Policy Team – No objection. Shared Environmental Services – No objection. BCC Landscape Planning and Development Team – No objection. BCC Tree Officer – No objections subject to conditions. NIE – No objection</p>
5.3	<p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the</p>

	context of the Plan Strategy. Additional consultation has been carried out with Plans and Policy Team following adoption of the Plan Strategy and receipt of the Plan Strategy Statement.
5.4	Representations
5.5	<p>The application has been advertised and neighbours notified. One third party representation has been received raising the following issues:-</p> <ul style="list-style-type: none"> Concerns regarding proposed community hub proposed to replace existing community centre on the main Ballysillan Road. <p><i>Officer response:-</i></p>
5.6	The proposed development does not include a Community Hub building.
6.0	Planning Assessment
6.1	Development Plan Context
6.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. The relevant zonings/designations are set out below.
6.7	<p>dBMAP (v2004)</p> <p>In dBMAP (v2004) the site is within the Belfast Metropolitan/Settlement Development Limit. The majority of the site is identified as open space and falls with a Local Landscape Policy Area (LLPA Ref: BT 106 – Ballysillan). Part of the site which includes the Iceland supermarket is whiteland.</p>

6.8	<p>dBMAP2015 (v2014) In dBMAP (v2014) the site is within the Belfast Metropolitan/Settlement Development Limit. The majority of the site is identified as open space and falls with a Local Landscape Policy Area (LLPA Ref: BT 088 – Ballysillan). Part of the site which includes the Iceland supermarket is whiteland.</p>
6.9	<p>BUAP Within the BUAP the site is identified as Land Reserved for Landscape, Amenity or Recreation Use within the development limit of Belfast.</p>
7.0	<p>Relevant Planning Policies</p> <p>Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP4 – Community cohesion and good relations Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network</p> <p>Policy SD1 – Settlement hierarchy</p> <p>Policy GB 1 – Green and Blue Infrastructure Policy OS 1 – Protection of Open Space Policy OS7 – Floodlighting Policy CI1 – Community Infrastructure Policy ENV 1 – Environmental Quality Policy ENV 3 – Adapting to environmental change Policy ENV 4 – Flood Risk Policy ENV 5 – Sustainable drainage systems (SuDS) Policy TRE 1 - Trees Policy NH1 – Protection of natural heritage resources</p> <p>Policy TRAN8 – Car parking and servicing arrangements</p> <p>Policy LC1 - Landscape Policy LC1C – Local Landscape Policy Areas</p>
8.0	<p>Key Issues</p>
8.1	<p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the area • Compatibility with adjacent uses • Climate change • Access and parking • Drainage • Waste-water infrastructure • Contamination • Noise, odour and other environmental impacts • Ecological impacts

8.2	Additional Information
8.3	Officers have requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal.
8.4	The applicant has subsequently provided a Plan Strategy Statement, which assesses the proposal against the relevant Plan Strategy policies and concludes that the proposed scheme accords with the plan strategy.
9.0	Principle of Development
9.1	<p>Policy SP3 [Improving Health and wellbeing] of the new Belfast LDP Strategy states that the ‘<i>Council will support development that maximises opportunities to improve health and wellbeing</i>’. Improving health and wellbeing are core principles of the SPPS and a strategic policy set out in the new Belfast LDP Strategy. The Design and Access Statement (DAS) states that Ballysillan Park has potential to be a resource for local communities within greater Ballysillan and the wider North Belfast communities. The proposed development proposes a number of upgrades including: -</p> <ul style="list-style-type: none"> • A new 3G pitch • Flood alleviation measure • Bowling pavilion refurbishment • Play areas • Pump track • Dog exercise area • Events space • Allotment improvements • Pathways, lighting, landscaping and planting
9.2	<p>The DAS sets out the benefits of the scheme which include:-</p> <ul style="list-style-type: none"> • The proposed development will help bring major benefits to the local community by transforming an underutilised space into a modern and active public park • proposed development has been designed to meet the needs of the local area by providing an attractive space for everyone to enjoy • The proposed development works in harmony with the natural aspects of the park whilst also improving biodiversity and providing flood alleviation for the local area • The proposed development contains a number of interventions aimed at improving recreational facilities for all age groups • new play stations will provide equipment for children of all ages and abilities • The proposed flood alleviation area will include planting that will help to enhance its setting and create a wildlife area as well as providing flood alleviation for the surrounding residents • new path network and improved accesses which will help to improve accessibility to and within the application site. The proposed development will also enhance the

	visual and environmental quality of the application site which in turn will benefit the appearance of the wider area
9.3	The DAS further states that <i>'The proposed works will create new leisure and recreational facilities where families, children, and people of all ages can get active and have fun in an attractive, safe, accessible and ecologically diverse parkland setting.'</i>
9.4	The proposed development seeks to improve the health and wellbeing of the local community through the provision of upgraded open space facilities. The principle of the development is considered acceptable and complies with Policy SP3. Detailed assessment of the proposal is set out below.
10.0	Impact on the Character and Appearance of the Area
10.1	The majority of the application site is identified in dBMAP 2015 (v2014) as existing open space and falls within a Local Landscape Policy Area (LLPA Ref: BT 088 – Ballysillan). In the BUAP the site is identified as Land Reserved for Landscape, Amenity or Recreation Use. Ballysillan Park is identified as a major park and open space area and falls within a primary green and blue infrastructure axis within the Council's Green and Blue Infrastructure Plan [GBIP].
10.2	Policy OS 1 [Protection of open space] of the Plan Strategy states that the Council will support the retention and improvement of existing open space throughout the district area. The proposals comply with this requirement of Policy OS 1.
10.3	Policy GB1 [Green and blue infrastructure network] states that <i>'Planning permission will be granted for proposals that protect, augment, complement and/or improve the network and connectivity of green and blue infrastructure across the district.'</i> The Policy further states that <i>'The LDP will seek to secure improvements and expansion of the green and blue infrastructure network, including those identified in the LDP and/or the Council's GBIP and associated strategies/action plans'</i> and that <i>'The LDP will seek to safeguard designated and potential sites and corridors that form part of the network of green and blue infrastructure across the district and will only permit development either within or adjacent to such sites and corridors where it does not prejudice the retention, use, enhancement or further development of the network.'</i>
10.4	Policy LC1 [Landscape] of the Plan Strategy seeks to protect and, where appropriate, restore or improve the quality and amenity of the landscape subject to meeting a number of criteria which include the protection and enhancement of the landscape and visual character of the area; the protection of built, natural and cultural features, their views and settings; the sensitivity of the landscape and its capacity to accommodate development without adversely impacting on the landscape character.
10.5	Policy LC1C [Local Landscape Policy Areas (LLPAs)] of the Plan Strategy states that in addition to complying with criteria set out in Policy LC 1 development proposals that have a significant adverse impact on the amenity, character, environmental quality or natural, built & cultural heritage features. The site is designated as a LLPA within dBMAP (v2014).
10.6	The development proposes to upgrade facilities at the Ballysillan playing fields area of existing open space which will result in an enhancement of the landscape and visual character and appearance of the area. The proposed development will enhance the visual and environmental quality of the area through the creation of the flood alleviation/wetland area and additional planting which will in turn will benefit the appearance of the wider area. The Plans and Policy Team consider that having regard to the current uses, nature of the proposals and the features of the LLPA in this vicinity, the proposals are not

	<p>considered to conflict with the policy objectives. The proposal will not have a significant adverse impact on the LLPA.</p>
10.7	<p>The proposed development will serve to enhance and protect the existing area of open space the natural heritage assets within the site and will enhance and safeguard the existing open space asset which forms part of the green and blue infrastructure. The proposal is considered to comply with policies GB1, LC1 and LC1C of the Plan Strategy.</p>
11.0	<p>Compatibility with adjacent uses</p>
11.1	<p>The site sits adjacent to established residential areas which bound the northern, eastern and southern boundaries. Existing access points from the adjoining residential streets of Ardoyne Road, Alliance Road, Alliance Drive and Deerpark Road (as shown on Drawing No. 20 – Illustrative Layout), will be retained maintaining connectivity and permeability through the site and facilitating ease of access to amenities within the site for the community. Concerns were raised during the Pre-Application Community Consultation regarding the entrance from the adjoining Deerpark Gardens. As a result the proposal was amended prior to submission of the planning application to remove access from Deerpark Gardens.</p>
11.2	<p>Policy ENV1 [Environmental Quality] states that planning permission will be granted for development that will maintain and where possible enhance environmental quality and protects communities from materially harmful development. Policy ENV 1 further states that development must not result in an unacceptable adverse impact on the environment and take account of ground contamination, air quality, water quality, noise and light pollution. The application has been supported by a number of appropriate assessments including an Air Quality Impact Assessment, Noise Impact Assessment, Preliminary Risk Assessment, Lighting Assessment and an Outline Construction Environmental Management Plan. Environmental Health (EH) has considered the proposal taking account of noise, air quality, contamination and lighting. With regard to noise EH advises that the Noise Impact Assessment modelling could result in under prediction of noise levels due to uncertainties inherent in any such process and given that the noise from the new 3G pitch will alter the character of the noise environment at receptors closest to this particular area. EH therefore recommend a condition seeking that a noise verification report be submitted within 6 months of the use of the 3G pitch to finalise the operational times of the 3G pitch. Environmental Health does not raise any objection regarding lighting, contamination or air quality and recommends a number of conditions to control the proposed lighting.</p>
11.3	<p>With regard to the nature of the surface of the proposed MUGA i.e. 3G it is considered that the use of such a synthetic surface is acceptable and does not breach current EU regulations. Whilst draft legislation to ban microplastics (contained within such artificial surfaces and used to maintain/infill such surfaces) is in progress, officers advise that this draft legislation would not be considered as a material consideration. Furthermore, the future viability of the 3G pitch would not be a material consideration as this would be within the context of the commercial viability of the application. It is noted that there is an existing 3G pitch already operating on the site. In respect to water quality NIEA and Rivers Agency have raised no objection to the proposal subject to conditions. The proposal is considered to comply with Policy ENV 1.</p>
11.4	<p>Policy OS 7 [Floodlighting] states that the Council will only support the development of floodlighting associated with sports and outdoor recreational facilities where a number of criteria are met including that there is no unacceptable impact on the amenities of people living nearby, there is no adverse impact on the visual amenity or character of the locality or on natural and built heritage interests and public safety is not prejudiced.</p>

	<p>Environmental Health acknowledge that the provision of floodlighting and a 3G pitch are aimed at facilitating greater hours of use thus maximising the potential benefit to the community and having considered the updated lighting assessment are satisfied that it demonstrates that the proposed lighting to the new 3G pitch is acceptable subject to conditions controlling the direction and provision of an artificial lighting verification report. The proposal is considered to comply with Policy OS7.</p>
11.5	<p>The landscape plan proposes that the boundaries of the site shared with residential properties are enhanced with hedge planting to soften these boundaries and provide additional security to the residential properties from the park.</p>
11.6	<p>The proposed development will provide valuable facilities which will benefit the wider community and will not result in any adverse impact on neighbouring properties and adjoining uses. The proposed upgrades will enhance the visual appearance of the area providing significant benefits to the local and wider area.</p>
11.7	<p>Policy HC 1 states that the council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles and further states that planning permission will be granted for proposals that help to sustain and improve neighbourhoods in all parts of the city. The applicant considers that the development complies with this policy helping to bring major benefits to the local community by transforming an underutilised space into a modern and active public park and the proposed development will provide several interventions for families, children, and people of all ages to get active and have fun in an attractive, safe, accessible and ecologically diverse parkland setting.</p>
11.8	<p>Policy CI1 states that the council will seek to protect and provide development opportunities for the community, health, leisure, nurseries and educational facilities based on local need in line with projected population growth over the plan period and that planning permission will be granted for the provision of new and improved community infrastructure at appropriate and accessible locations within the urban area, subject to consideration of the nature and location of any proposals and where there is no unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements are provided for access for all. The proposed development does not conflict with Policy CI1.</p>
11.9	<p>The proposal will seek to promote healthy and active lifestyle upgrading open space and leisure facilities for the benefit of the local community. The proposal is considered to comply with Policies HC1 and C11.</p>
12.0	<p>Climate change</p>
12.1	<p>Policy SP8 [Green and blue infrastructure network] of the Plan Strategy states that the <i>'Council will support the development of green and blue infrastructure network, designating and safeguarding sites and accesses required for the green and blue infrastructure network across the plan area.'</i> The proposed development will improve and safeguard the existing open space facilities at Ballysillan and will enhance pedestrian routes through the site linking to the wider area.</p>
12.2	<p>The creation of a flood alleviation/wetland area within the site will serve to act as a SuDS measure. The primary function of the proposed wetland habitat is for flood alleviation purposes enabling water to be diverted to the area during a flood event. DFI Rivers Agency has considered the proposed flood alleviation measures and raise no objection. A wildflower meadow is proposed adjacent to the wetland area and along with the planting of a standard tree mix and woodland planting in the area will enhance biodiversity within</p>

	<p>the site and create a wildlife habitat. DAERA, Natural Environment Division (NED), acknowledge the potential of the flood alleviation area to become an ecologically important feature for the area. NED welcomes the proposal to plant the area with appropriate flora and incorporate a low frequency mowing schedule to allow the habitat to establish itself. NED also welcomes the proposal to provide a 25 year maintenance schedule.</p>
12.3	<p>NED considers that the proposed development will likely result in significant biodiversity enhancement with the incorporation of dedicated native species wildflower meadows as well as supplementing/ enhancing the existing woodland with native trees and shrubs. This is welcomed particularly given that the Tree Survey indicates that biodiversity is remarkably low on the site currently. The proposal is considered to comply with Policy NH 1 of the Plan Strategy.</p>
12.4	<p>Policy TRE1 [Trees] seeks to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance, and sets out a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity. The policy also seeks a net gain in tree numbers as a result of built development in the interests of natural heritage, amenity, environmental quality and resilience. The proposal is accompanied by a Tree Survey and Landscape Plan. The Tree Survey advises that a population of 2771 trees have been included in the assessment comprising existing trees in tight groups around the site with the majority of trees being Alder and Ash. The tree survey also indicates that biodiversity is remarkably low on the site. The proposed works will result in the loss of 1300 trees spread across the site.</p>
12.5	<p>The Tree Survey concludes that, <i>'The new improvements proposed for Ballysillan park are extensive with numerous changes to water courses paths and topography. The tree population over the site is limited in terms of amenity, biodiversity and longevity with a significant part of the population being Alder. Going forward the removal of a significant population of trees to facilitate these works should be considered a reorganisation and improvement of the site with a far greater long term value. The design proposes new and extensive planting with a diverse biodiversity and species with improved life spans. Once these landscape measures mature the park will be much improved from an arboricultural perspective.'</i></p>
12.6	<p>Replacement planting of approximately 6,945 trees is proposed across the site comprising of a wide mix of species as set out below.</p> <ul style="list-style-type: none"> • 131 heavy standard flowering cherry blossom trees to the central avenue • 412 heavy standard trees throughout the park • 6,400 woodland mix species planted as whips and feathered stock.
12.7	<p>In addition, a further 2,140 woodland understory shrubs will also be planted within the woodland areas.</p>
12.8	<p>The proposed planting includes a cherry blossom avenue which is welcomed by the Tree Officer in terms of species choice and the provision of a welcoming future feature for those who will avail of the park in terms of future amenity value and biodiversity aspects. The Tree Survey states that <i>'The design proposes new and extensive planting with a diverse biodiversity and species with improved life spans. Once these landscape measures mature the park will be much improved from an arboricultural perspective'</i>. The proposed planting will result in a significant net gain of trees across the site which is welcomed by the Tree officer. The proposal complies with Policy TRE1.</p>

12.9	<p>Policy ENV 2 [Mitigating environmental change] states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce green house gases by promoting sustainable patterns of development. The policy seeks to avoid demolition and consider the reuse of buildings, requires that new developments must be sustainable and reduce greenhouse gas emissions. If possible, existing buildings should be reused instead of demolished to minimise waste and new developments should include eco-friendly features like recycling water and maximising energy efficiency. The upgrade of the former bowling green building to serve as changing facilities for the new IFA Intermediate 3G pitch, will result in the sustainable reuse of the existing building, avoiding its demolition and enhancing the area and increasing vibrancy in that area of the Park. The Plans and Policy Team consider that more detail should be provided on how the development could make better use of green design measures, such as energy efficiency, water recycling, etc to fully meet the policy objectives. It is considered that appropriate details can be secured by condition.</p>
13.0	<p>Access and Parking</p>
13.1	<p>Policy TRAN 1 [Active travel – walking and cycling] requires that proposals for major developments including leisure and community uses take account of the needs of walkers and cyclists, secure cycle parking and make provision for safe and convenient walking and cycle areas and links to existing or proposed networks and public transport. Policy TRAN 2 seeks to ensure that development proposals are open to the public. Existing access arrangements will remain in place with three vehicular access points from Ballysillan Road, leading to existing car parking areas and one via Deerpark Road to the existing allotments. Existing pedestrian accesses from Ballysillan Road, Ardoyne Road, Alliance Road, Alliance Drive and Deerpark Road are retained with upgrades to the entrances (gates/fencing to match existing) proposed for Ballysillan Road, Alliance Avenue and Alliance Drive entrances</p>
13.2	<p>Policy TRAN 8 of the Plan Strategy states that development proposals will be required to provide adequate parking provision for car parking and servicing arrangements, however the emphasis will be to allow parking provision that will assist in reducing reliance on the private car in particular for commuting into the city, help tackle growing congestion and bring about a change in travel behaviour. The DAS states that there are currently ‘122 car parking spaces, including 12 accessible spaces. In addition to these spaces, there are 86 spaces located at the Iceland store. These Iceland spaces are technically shared spaces and can therefore be used by visitors to the wider park as well as Iceland customers... Whilst the Parking Standards Requirement for the proposed development is 124 space, no additional car parking is included within the proposal. The shortfall of 2 spaces is considered acceptable as most trips to the site are expected by foot. Additionally, the 86 Iceland spaces provide flexibility for the space requirement to be met.’</p>
13.3	<p>Furthermore, upgraded cycle parking facilities are proposed to allow for parking of 20 bicycles. There are no proposed changes to the access or parking arrangements. DFI Roads has considered the proposal and raise no objection subject to conditions. The proposal is considered to comply with Policies TRAN1, 2 and 8 of the plan strategy.</p>
14.0	<p>Drainage</p>
14.1	<p>Policy ENV4 [Flood risk] states that applications in flood risk areas must be accompanied by a Flood Risk Assessment and that a precautionary approach will be adopted by the Council in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental changes predictions. The application site is located with a fluvial flood plan and was accompanied by a Flood Risk Assessment (FRA) and Drainage Assessment (DA).</p>

14.2	Policy ENV 5 [Sustainable drainage systems (SuDS)] seeks that all built development should, where appropriate, include SuDS measures to manage surface water effectively. Whilst there is limited built development as part of this application the proposal nevertheless includes SuDS Measures in the form of a new flood alleviation/wetland area as indicated above to alleviate flood risk.
14.3	Policy ENV 3 [Adapting to environmental change] states that planning permission will be for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. The proposal includes flood attenuation measure which the applicant considers will help to mitigate against future flooding by storing floodwater during peak flows and releasing it slowly back into the system, thus helping to protect local residential areas by reducing instances of flooding further downstream. DFI Rivers Agency has raised no objection to the flood attenuation measures. The proposal complies with Policy ENV3.
14.4	DFI Rivers has considered the FRA and DA which includes the proposed flood attenuation measures and raise no objection under the now defunct PPS 15 subject to conditions. The policies contained within the new LDP Strategy are sufficiently similar to not require DFI Rivers Agency to re-evaluate the proposal in the context of the Plan Strategy. The proposal is considered to comply with Policies ENV3, ENV 4 and ENV5.
15.0	Ecological impacts
15.1	Policy NH 1 [Protection of natural heritage resources] seeks to ensure the protection of the district's natural heritage and biodiversity and appropriate site surveys and assessments will be required to be considered prior to planning applications being determined. The application was accompanied by a number of surveys including a Tree Survey, Preliminary Ecological Survey and Otter Survey which indicated a remarkably low level of biodiversity on the site, negligible suitability for bats and no evidence of badgers or otters.
15.2	The applicant acknowledges that the proposal will result in the loss of a significant amount of existing trees however highlights that biodiversity on the site is remarkably low and that a wide tree planting species mix is proposed which will provide a substantial net gain in tree cover. The applicant considers that the proposed schemes complies with policy NH1. The Tree Officer and NIEA raise no objection to the proposal subject to conditions. The proposal is considered to comply with Policy NH1.
15.3	Officers consider that the proposed development will provide and enhance valuable wildlife corridors promoting biodiversity within the site and will serve to encourage an active lifestyle for the wider community which has the potential to have health benefits. The proposal is considered to comply with Policy SP8 [Green and Blue Infrastructure Network].
16.0	Impact on Designated Sites/Natural Heritage Assets
16.1	In accordance with Regulation 43(1) of the Conservation (Natural Habitats, etc.) (Northern Ireland) 1995 (as amended) Shared Environmental Services (SES) on behalf of the Council has carried out an appropriate assessment and having considered the nature, scale, timing, duration and location of the project, SES advises that <i>'having considered the nature, scale, timing, duration and location of the project, it is concluded that it would not be likely to have a significant effect on any European site, either alone or in combination with any other plan or project and therefore an appropriate assessment is not</i>

	<i>required. In reaching this conclusion, no account was taken of measures intended to avoid or reduce potential harmful effects of the project on any European site.'</i>
16.2	The Council, in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, should adopt the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 20/04/2022. This found that the project would not have an adverse effect on the integrity of any European site. The proposal is considered compliant with Policy NH 1 of the Plan Strategy.
17.0	Pre- Application Community Consultation
17.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 6 th May 2021 (LA04/2021/1015/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable.
17.2	The Pre-Application Community Consultation (PACC) events included an online project consultation website available from 10 th May 2021 until 1 st August 2021.
17.3	A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public event and an online consultation event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that information banners and exhibition boards were erected across the Ballysillan Playing Fields site and approximately 100 leaflets and 38 posters were distributed to 28 local venues including churches, shops and community centres.
17.4	A letter with details of the proposals, preliminary drawings and CGIs were hand delivered to all properties within a 200m radius of the centre of the site. The report confirms that community groups advised by the Council were also consulted. The report also states that representatives of the project team also discussed the proposal with community representatives and local political representatives and met local community representatives on a number of occasions.
17.5	The report indicates that a number of concerns were identified during this PACC process based around a number of issues including Park facilities, Deerpark Gardens Entrance, Alliance Drive/Parade entrances, allotments, pump track, accessibility, maintenance, anti-social behaviour, Pavillion, Ballysillan Leisure Centre, LIDL building, toilets, dogs, wetlands, natural environment, lights, signage, sustainability, community relations and the consultation process.
17.6	The report identifies amendments made to the proposals following the conclusion of the PACC. Amendments have been made in direct response to concerns raised by the public i.e. the significant concerns regarding the proposed Deerpark Gardens entrance, with respondents citing potential issues with increasing antisocial behaviour and congestion. Other amendments have been made following engagement with other stakeholders i.e. Iceland and individual BCC departments, prior to submission of the planning application.
17.7	The Pre-Community Consultation Report submitted is considered to satisfactorily demonstrate that the applicant has complied with the requirements of Sections 27 and 28

	of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
18.0	Recommendation
18.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
18.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.
Draft Conditions:	
<p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>	
<p>2. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified within the landscape plan and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p>	
<p>3. All soft landscaping works shall be carried out in accordance with the approved details on Drawing Numbers 15A, 16A, 17A, 18A and 19A and the planting schedule as set out in drawing No. 24. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and visual appearance of the area.</p>	
<p>4. If roots are accidentally damaged the Council must be notified and given the opportunity to inspect the damage before it is covered over. The roots must be wrapped in wet hessian wrap until the arrival of an arborist or Council tree officers.</p>	

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees.

5. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices service runs / cables or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction and root severance within the RPA of existing trees to be retained.

6. Prior to commencement of development, a Climate Change Plan shall be submitted to and agreed in writing by the Council. The Climate Change Plan shall include details of how the development will use green design measures, such as energy efficiency, water recycling etc. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the development incorporates environmental mitigation and resilience, having regard Policies ENV2 of the Belfast Local Development Plan: Plan Strategy 2035.

7. Within 6 months of the use of the hereby permitted 3G pitch, a noise verification report (NVR) shall be submitted to the Council, for review and approval in writing, to determine the final hours of use. The NVR shall include representative noise measurements, agreed in advance with the Environmental Health Service, recorded at 8:30-10:00pm during use of the 3G pitch at a pre-agreed noise monitoring location to the rear of houses on Oldpark Rd.

Reason: Protection of residential amenity.

9. The hereby permitted 3G pitch shall not be operational beyond the times in the approved Noise Verification Report.

Reason: Protection of residential amenity.

10. Prior to use of the hereby permitted 3G pitch, a report shall be submitted to confirm that the weldmesh fence has been installed in accordance with the specification presented in the AECOM report dated the 09.06.23 and to confirm that fence panels have been securely clamped together to supporting posts using resilient fixings to minimise noise and vibration transfer from ball impact.

Reason: Protection of residential amenity.

11. The artificial floodlighting scheme of the hereby permitted development shall not commence operating until an artificial lighting verification report is submitted to the Council for review and approval in writing. The report shall verify that the lighting scheme as specified in the Outdoor Lighting Report by Lighting Reality dated 1st June 2023, published on the portal on the 5th June 2023 project number: 60620901 has been installed. The report shall include verification measurements to demonstrate that the artificial floodlighting connected with the hereby approved 3G pitch is within the vertical illuminance (Lux) levels for Environmental Zone 3 at the windows of habitable rooms of the nearest residential properties as stipulated in table 2 of the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2021. The development shall not be carried out unless in accordance with the agreed details.

Reason: Protection of residential amenity.

12. All floodlighting should be optically controlled and directed in such a manner to minimise light pollution from glare and light spill.

Reason: Protection of residential amenity

13. Once a contractor has been appointed, a final Construction Environmental Management Plan (CEMP) should be submitted to NIEA Water Management Unit, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

14. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. After completing all remediation works under Condition 8 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. No development activity, including ground preparation or vegetation clearance, shall take place until a (final) Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. The CEMP shall include (but not limited to) the following:

- a) Construction methodology and timings of works;
- b) Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
- c) Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- d) Peat/Spoil Management Plan; including identification of peat/spoil storage areas, management and handling of peat/spoil and details of the reinstatement of excavated

peat/soil;

e) Water Quality Monitoring Plan;

f) Environmental Emergency Plan;

g) Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Statement and to prevent likely significant effects on the name of designated site.

17. No development activity shall commence on site until an Invasive Species Management Plan has been submitted to and approved in writing by the Planning Authority. The approved Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: To prevent the spread of an invasive plant species listed on Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended) and to minimise the impact of the proposal on the biodiversity of the site.

18. Prior to the construction of the drainage network, the applicant shall submit a final drainage assessment to be agreed with the Planning Authority which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

19. Prior to the commencement of any of the approved development on site, the applicant must demonstrate that consent to undertake any culvert works at the site has been approved by DfI Rivers under Schedule 6 of the Drainage (NI) Order 1973 and must be submitted to the Planning Authority for its consideration and approval.

Reason: To safeguard against flood risk to the development and elsewhere.

20. No development shall be operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

21. No development shall be operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

22. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

23. Pedestrian crossing points including tactile paving shall be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces".

Reason: In the interests of pedestrian safety.

Draft Informatives:

1. This decision relates to the following approved drawing numbers: 01 - Site Location Plan, 02 - Existing Conditions General Layout, 03 - Existing Conditions General Layout 1 of 4, 04 - Existing Conditions General Layout 2 of 4, 05 - Existing Conditions General Layout 3 of 4, 06 - Existing Conditions General Layout 4 of 4, 07 - Existing Ground Floor, 08 - Existing & Proposed Roof Plans, 09 - Existing Elevations 1, 10 - Existing Elevations 2, 11 - Proposed Ground Floor Plan, 12 - Proposed Elevation 1, 13 - Proposed Elevation 2, 14 - Proposed Sections AA-BB, 15A - Proposed Layout Sheet 1 of 4, 16 - Proposed Layout Sheet 2 of 4, 17 - Proposed Layout Sheet 3 of 4, 18 - Proposed Layout Sheet 4 of 4, 19A - Proposed Layout General Layout, 20 - Illustrative Layout, 21 - Details Sheet 1, 22 - Details Sheet 2, 23 - Details Sheet 3, 24 - Details Sheet 4, 25 - Details Sheet 5, 26 - Details Sheet 6, 27 - Details Sheet 7, 28 - Details Sheet 8, 29 - Proposed Elevations – Entrance Points, 30 - Illustrative Section A, 31 - Illustrative Section B, 32 - Illustrative Section C, 33 - Illustrative Section D, 34 - Illustrative Section E, 35 - Illustrative Section F, 36 - Drainage Layout 1 of 4, 37 - Drainage Layout 2 of 4, 38 - Drainage Layout 3 of 4, 39 - Drainage Layout 4 of 4, 40 - Proposed Levels 1 of 4, 41 - Proposed Levels 2 of 4, 42 - Proposed Levels 3 of 4, 43 - Proposed Levels 4 of 4, 44 - Site Location – Sections, 45 - Storage Long Sections & Channel Diversion Sections, 46 - Storage Cross Sections, 47 - Tree Constraints General Layout, 48 - Tree Constraint Layout Sheet 1 of 4, 49 - Tree Constraint Layout Sheet 2 of 4, 50 - Tree Constraint Layout Sheet 3 of 4, 51 - Tree Constraint Layout Sheet 4 of 4, 52 – Ballysillan Play Fields Path Lighting Layout, 53 – Ballysillan Playing Fields 3G Lighting Layout.
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement Team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
3. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
4. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.

Notification to Department (if relevant)Date of Notification to Department: **Not Required**

Response of Department:

Representations from Elected Members: None**ANNEX**

Date Valid	7th February 2022
Date First Advertised	11th March 2022
Date Last Advertised	16 th December 2022

Details of Neighbour Notification (all addresses)

The Owner/Occupier, 1 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 1 Deerpark Parade,Belfast,Antrim,BT14 7QB
 The Owner/Occupier, 10 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 10 Deerpark Parade,Belfast,Antrim,BT14 7QB
 The Owner/Occupier, 100 Alliance Road, Belfast
 The Owner/Occupier, 102 Alliance Road, Belfast
 The Owner/Occupier, 102 Ardoyne Road,Belfast,Antrim,BT14 7JY
 The Owner/Occupier, 104 Alliance Road, Belfast
 The Owner/Occupier, 106 Alliance Road, Belfast
 The Owner/Occupier, 108 Alliance Road,Belfast,Antrim,BT14 7JB
 The Owner/Occupier, 11 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 11 Deerpark Parade,Belfast,Antrim,BT14 7QB
 The Owner/Occupier, 112 Alliance Road,Belfast,Antrim,BT14 7JB
 The Owner/Occupier, 114 Alliance Road,Belfast,Antrim,BT14 7JB
 The Owner/Occupier, 116 Alliance Road, Belfast
 The Owner/Occupier, 12 Alliance Drive,Belfast,Antrim,BT14 7PN
 The Owner/Occupier, 12 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 12 Deerpark Parade,Belfast,Antrim,BT14 7QB
 The Owner/Occupier, 120 Ballysillan Road,Belfast,Antrim,BT14 7QR
 The Owner/Occupier, 122 Ballysillan Road, Belfast
 The Owner/Occupier, 124 Ballysillan Road, Belfast
 The Owner/Occupier, 126 Ballysillan Road, Belfast
 The Owner/Occupier, 128 Ballysillan Road, Belfast
 The Owner/Occupier, 13 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 130 Ballysillan Road, Belfast
 The Owner/Occupier, 132 Ballysillan Road, Belfast
 The Owner/Occupier, 134 Ballysillan Road, Belfast
 The Owner/Occupier, 136 Ballysillan Road, Belfast
 The Owner/Occupier, 138 Ballysillan Road, Belfast
 The Owner/Occupier, 138 Deerpark Road,Belfast,Antrim,BT14 7PX
 The Owner/Occupier, 14 Deerpark Gardens,Belfast,Antrim,BT14 7QA
 The Owner/Occupier, 140 Ballysillan Road, Belfast
 The Owner/Occupier, 140 Deerpark Road,Belfast,Antrim,BT14 7PX

The Owner/Occupier, 142 Ballysillan Road, Belfast
The Owner/Occupier, 142 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 144 Ballysillan Road, Belfast
The Owner/Occupier, 144 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 146 Ballysillan Road, Belfast
The Owner/Occupier, 146 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 148 Ballysillan Road, Belfast
The Owner/Occupier, 148 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 15 Deerpark Gardens, Belfast, Antrim, BT14 7QA
The Owner/Occupier, 150 Ballysillan Road, Belfast
The Owner/Occupier, 150 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 152 Ballysillan Road, Belfast
The Owner/Occupier, 152 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 154 Ballysillan Road, Belfast
The Owner/Occupier, 154 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 156 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 156-158, Ballysillan Road, Belfast, Antrim, BT14 7QR
The Owner/Occupier, 158 Deerpark Road, Belfast, Antrim, BT14 7PX
The Owner/Occupier, 159 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 16 Deerpark Gardens, Belfast, Antrim, BT14 7QA
The Owner/Occupier, 160 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 162 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 163 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 164 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 165 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 167 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 17 Deerpark Gardens, Belfast, Antrim, BT14 7QA
The Owner/Occupier, 174 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 176 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 178 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 18 Deerpark Gardens, Belfast, Antrim, BT14 7QA
The Owner/Occupier, 180 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 182 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 184 Ballysillan Road, Belfast, Antrim, BT14 7QR
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The Owner/Occupier, 19 Deerpark Gardens, Belfast, Antrim, BT14 7QA
The Owner/Occupier, 190 Ballysillan Road, Belfast
The Owner/Occupier, 190 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 192 Ballysillan Road, Belfast
The Owner/Occupier, 192 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 194 Ballysillan Road, Belfast
The Owner/Occupier, 194 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 196 Ballysillan Road, Belfast
The Owner/Occupier, 196 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 198 Deerpark Road, Belfast, Antrim, BT14 7PY
The Owner/Occupier, 2 Bilston Road, Belfast

The Owner/Occupier, 2 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 2 Deerpark Parade,Belfast,Antrim,BT14 7QB
The Owner/Occupier, 2 Wheatfield Drive, Belfast
The Owner/Occupier, 20 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 20 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 200 Deerpark Road,Belfast,Antrim,BT14 7PY
The Owner/Occupier, 202 Ballysillan Road,Belfast,Antrim,BT14 7QS
The Owner/Occupier, 202 Deerpark Road,Belfast,Antrim,BT14 7PY
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The Owner/Occupier, 208 Ballysillan Road, Belfast
The Owner/Occupier, 208 Deerpark Road,Belfast,Antrim,BT14 7PY
The Owner/Occupier, 21 Deerpark Gardens,Belfast,Antrim,BT14 7QA
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The Owner/Occupier, 216 Ballysillan Road,Belfast,Antrim,BT14 7QS
The Owner/Occupier, 225 Ballysillan Road,Belfast,Antrim,BT14 7QT
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The Owner/Occupier, 23 Deerpark Gardens,Belfast,Antrim,BT14 7QA
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The Owner/Occupier, 3 Deerpark Gardens,Belfast,Antrim,BT14 7QA
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The Owner/Occupier, 36 Alliance Road,Belfast,Antrim,BT14 7JB
The Owner/Occupier, 38 Alliance Road, Belfast
The Owner/Occupier, 38 Alliance Road,Belfast,Antrim,BT14 7JB
The Owner/Occupier, 4 Deerpark Gardens,Belfast,Antrim,BT14 7QA
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The Owner/Occupier, 56 Alliance Road, Belfast
The Owner/Occupier, 58 Alliance Road, Belfast
The Owner/Occupier, 592 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 594 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 596 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 598 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 6 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 6 Deerpark Parade,Belfast,Antrim,BT14 7QB
The Owner/Occupier, 60 Alliance Road, Belfast
The Owner/Occupier, 600 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 602 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 604 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 606 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 608 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 610 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 612 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 614 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 616 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 618 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 62 Alliance Road, Belfast
The Owner/Occupier, 624 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 626 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 628 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 630 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 632 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 634 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 636 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 638 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 64 Alliance Road, Belfast
The Owner/Occupier, 640 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 642 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 644 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 646 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 650 Oldpark Road,Belfast,Antrim,BT14 6QL
The Owner/Occupier, 652 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 654 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 656 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 658 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 66 Alliance Road, Belfast
The Owner/Occupier, 662 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 664 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 666 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 668 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 670 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 672 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 674 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 676 Oldpark Road,Belfast,Antrim,BT14 6QN

The Owner/Occupier, 678 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 68 Alliance Road, Belfast
The Owner/Occupier, 680 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 684 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 686 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 688 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 690 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 692 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 694 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 696 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 698 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 7 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 7 Deerpark Parade,Belfast,Antrim,BT14 7QB
The Owner/Occupier, 70 Alliance Road, Belfast
The Owner/Occupier, 700 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 702 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 704 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 706 Oldpark Road,Belfast,Antrim,BT14 6QN
The Owner/Occupier, 708 Oldpark Road, Belfast
The Owner/Occupier, 710 Oldpark Road, Belfast
The Owner/Occupier, 72 Alliance Road, Belfast
The Owner/Occupier, 74 Alliance Road, Belfast
The Owner/Occupier, 74 Alliance Road,Belfast,Antrim,BT14 7JB
The Owner/Occupier, 76 Alliance Road, Belfast
The Owner/Occupier, 78 Alliance Road,Belfast,Antrim,BT14 7JB
The Owner/Occupier, 8 Deerpark Parade,Belfast,Antrim,BT14 7QB
The Owner/Occupier, 80 Alliance Road, Belfast
The Owner/Occupier, 82 Alliance Road, Belfast
The Owner/Occupier, 84 Alliance Road, Belfast
The Owner/Occupier, 86 Alliance Road, Belfast
The Owner/Occupier, 88 Alliance Road, Belfast
The Owner/Occupier, 88 Ardoyne Road, Belfast
The Owner/Occupier, 9 Deerpark Gardens,Belfast,Antrim,BT14 7QA
The Owner/Occupier, 9 Deerpark Parade,Belfast,Antrim,BT14 7QB
The Owner/Occupier, 90 Alliance Road, Belfast
The Owner/Occupier, 90a ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90b ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90c ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90d ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90e ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90f ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90g ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 90h ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 92 Alliance Road, Belfast
The Owner/Occupier, 92 Ardoyne Road, Belfast
The Owner/Occupier, 94 Alliance Road, Belfast
The Owner/Occupier, 94 Ardoyne Road, Belfast
The Owner/Occupier, 94j ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 94k ,Ardoyne Road,Belfast,Antrim,BT14 7JX
The Owner/Occupier, 96 Alliance Road, Belfast

The Owner/Occupier, 98 Alliance Road, Belfast
The Owner/Occupier, Carrs Glen Bowling Club,239 Ballysillan Road,Belfast,Antrim,BT14
7QT
The Owner/Occupier, Changing Pavilion,81 Ballysillan Road,Belfast,Antrim,BT14 7QQ
The Owner/Occupier, Our Lady Of Mercy Girls School, Bilston Road, Belfast, BT14 7QR
The Owner/Occupier, Unit 2,225 Ballysillan Road,Belfast,Antrim,BT14 7QT
The Owner/Occupier, Unit 4,225 Ballysillan Road,Belfast,Antrim,BT14 7QT