

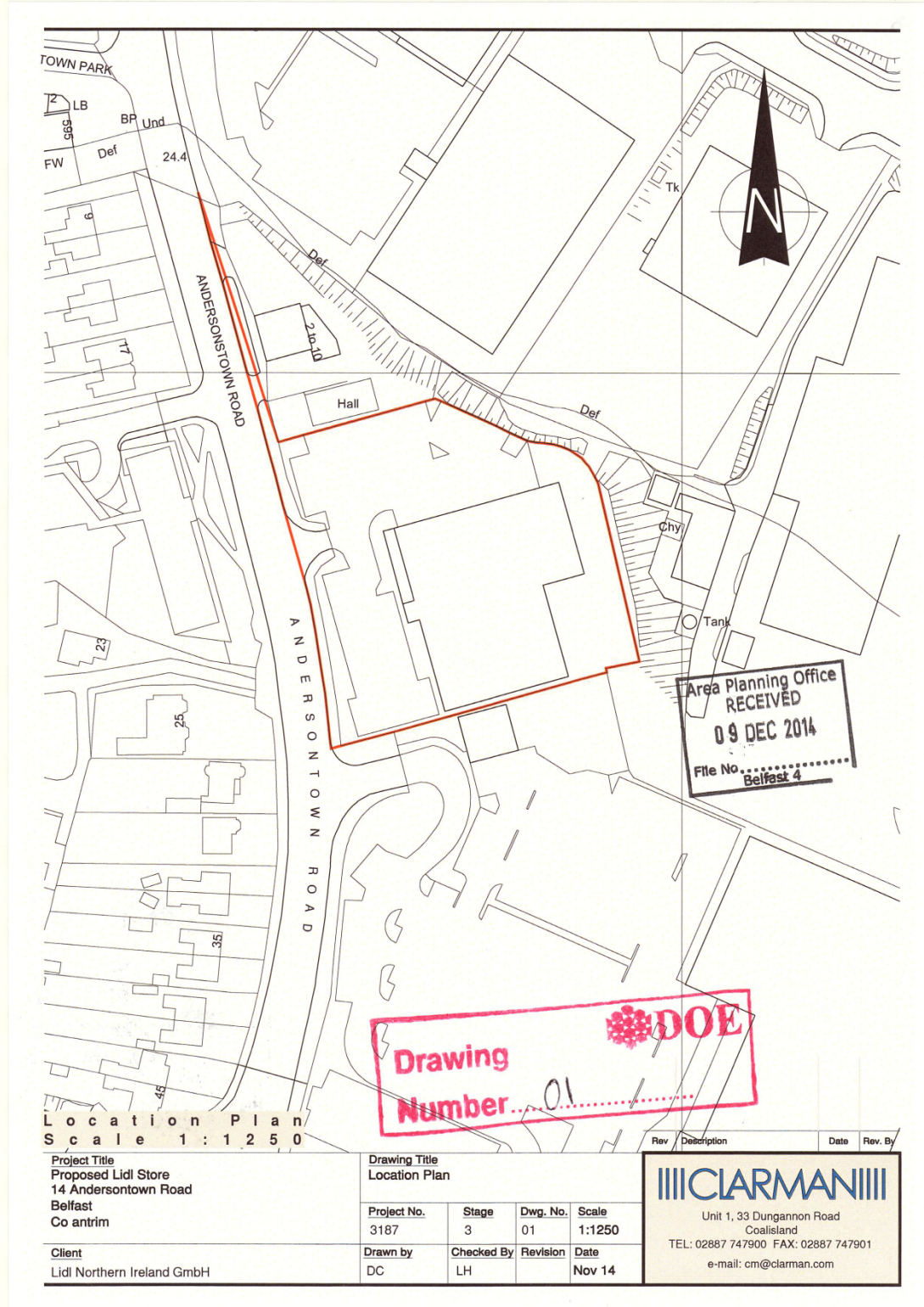


## Development Management Officer Report Committee Application

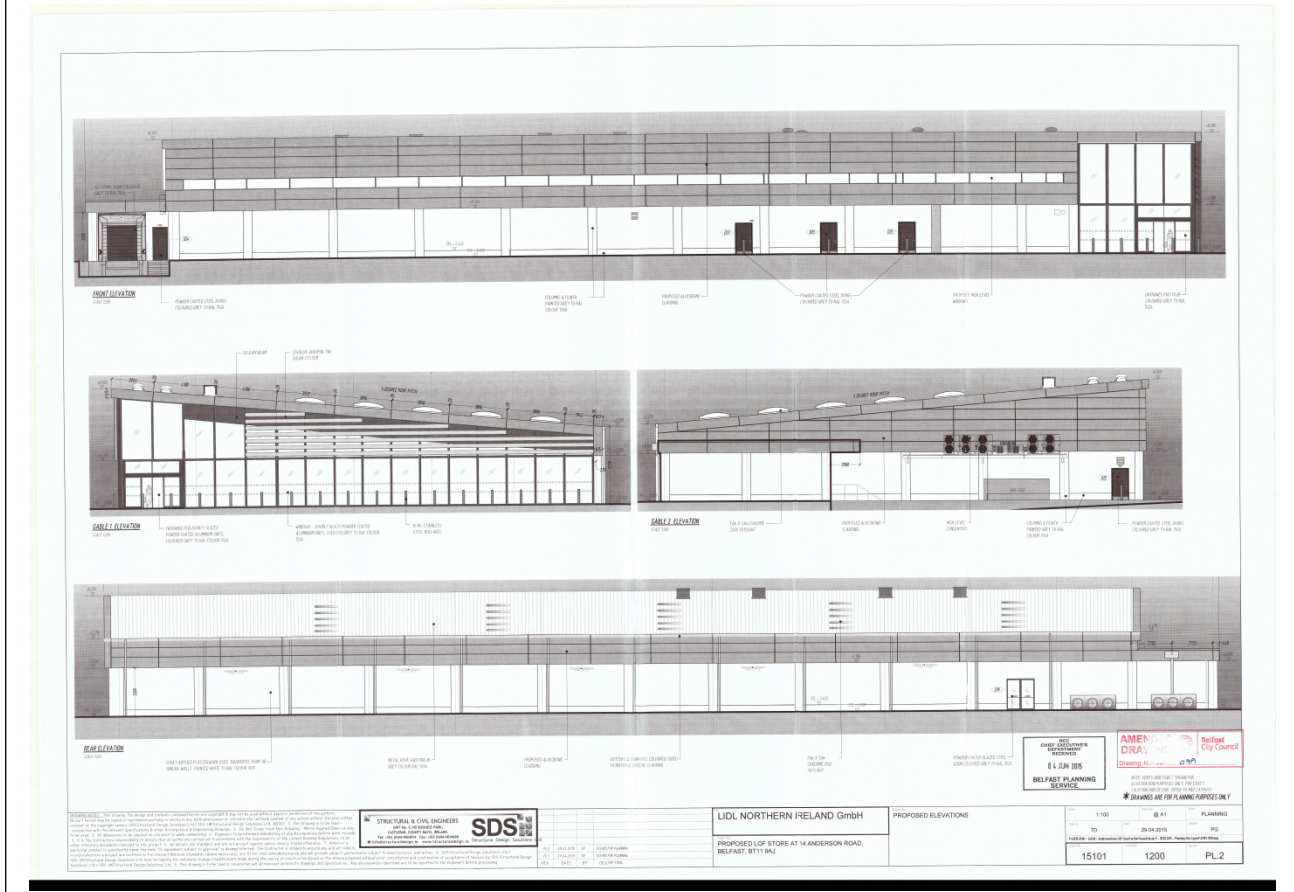
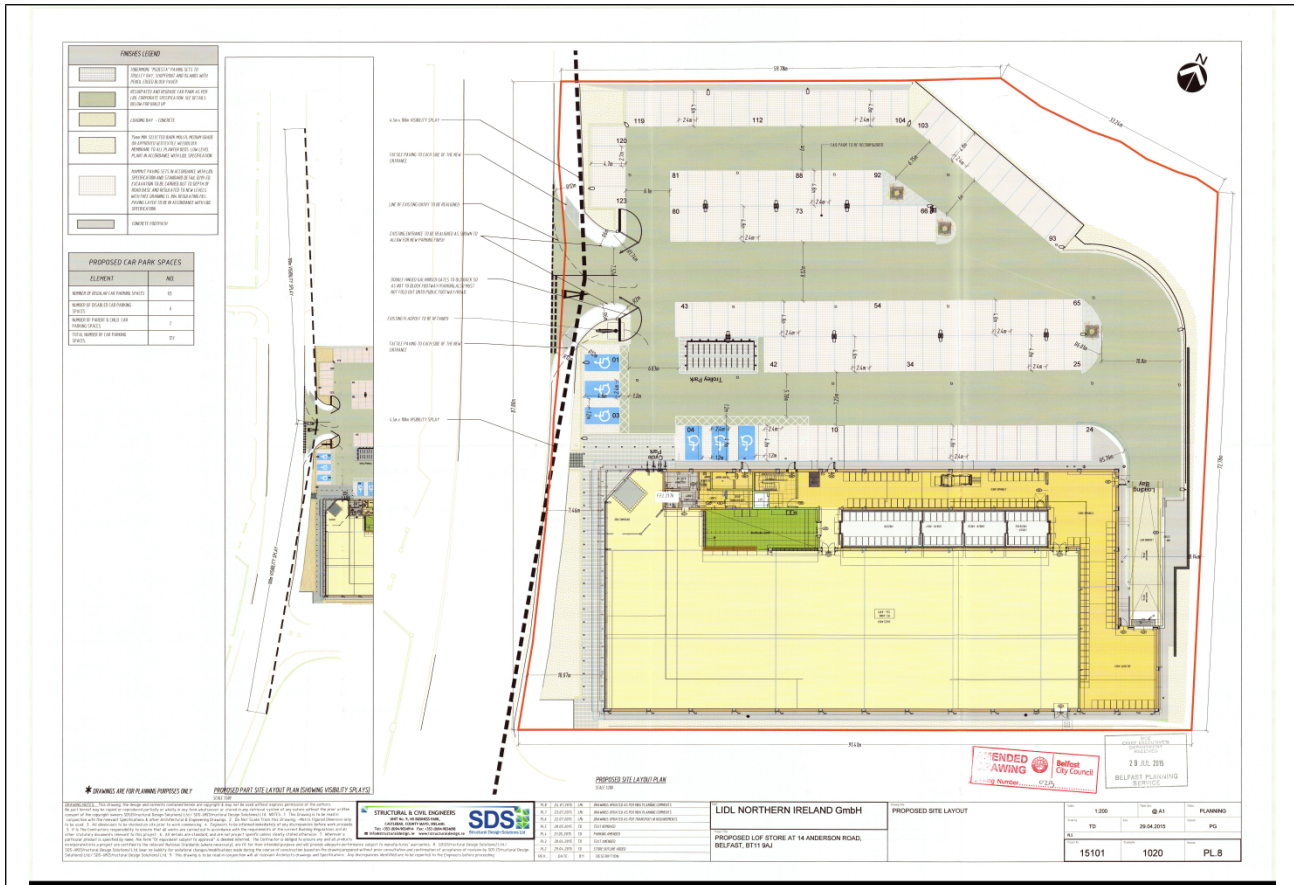
Summary	
<b>Committee Meeting Date:</b> 15 September 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/1739/F	<b>Target Date:</b>
<b>Proposal:</b> Redevelopment of established retail site to provide extended Lidl foodstore	<b>Location:</b> 14 Andersonstown Road Belfast
<b>Referral Route:</b> Committee Major Application	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Lidl NI GmbH	<b>Agent Name and Address:</b> Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
<b>Executive Summary:</b> The application seeks full planning permission for the demolition of the existing Lidl foodstore and adjacent vacant retail unit to provide a new Lidl foodstore.  The site is located within the development limits of Belfast as designated in Belfast Metropolitan Area Plan 2015. The Development Plan identifies the site as within the BT 010/5 District Centre - Westwood Centre. The site is also located on an Arterial Route (AR 01/08) and Rapid Transit Route.  The key issues to be considered in this case are: <ul style="list-style-type: none"><li>● principle of retail use on the site;</li><li>● design; and,</li><li>● road safety.</li></ul> The proposal was assessed against Planning Policy Statement 1: General Principles; Planning Policy Statement 3: Access, Movement and Parking; and Planning Policy Statement 5: Retailing and Town Centres.  All relevant neighbours were notified and the proposal was advertised in the local press. No representations were received.  All consultees offered no objections in principle to the proposal, and suggested conditions should approval be granted. Conditions in respect of maximum floorspace / retail floorspace and type of goods to be sold; hours for deliveries; access and parking and; land contamination reports.  It is recommended that the application is approved subject to conditions as set out in the case officer's report below.	
<b>Signature:</b>	

## Case Officer Report

### Site Location Plan







## Characteristics of the Site and Area

### 1.0 Description of Proposed Development

Redevelopment of established retail site to provide extended Lidl foodstore. The proposal involves the demolition of the existing Lidl foodstore and adjacent vacant retail unit to provide a larger Lidl foodstore. Reconfiguration of car parking and provision of improved access arrangements.

### 2.0 Description of Site

The site is located on the Andersonstown Road adjacent to the Kennedy Centre. The site is currently occupied by an operational retail store (Lidl) and a disused retail store (O'Neills). The two retail units are situated to the south east of the site. The site boundaries are defined by paladin fencing with some hedging to the East (roadside). The site is adjacent to other retail uses, including the Westwood Centre and opposite Beech Hall Wellbeing and Treatment Centre.

## Planning Assessment of Policy and Other Material Considerations

### 3.0 Site History

Z/1999/2699 - Redevelopment of existing yard and buildings comprising single storey retail development with associated car parking – Approved – 04/05/00

Z/2010/1721/F – Proposed new shopfront with full height glazing and new canopy with mono-pitch roof above entrance. Existing cladding to be removed and replaced with Alucbond cladding to meet brand standard and associated external alterations – Approved - 11/07/11

### 4.0 Policy Framework

- 4.1 Belfast Metropolitan Area Plan (BMAP) 2015
  - AR 01/08 Andersonstown Road
  - BT 010/5 Westwood Centre District Centre
- 4.2 Planning Policy Statement (PPS) 1: General Principles
  - Good Design paras.15-19
- 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking
  - Policy AMP 2: Access to Public Roads
  - Policy AMP 6 - Transport Assessment
  - Policy AMP7 – Car Parking and Servicing Arrangements
- 4.4 Planning Policy Statement (PPS) 5: Retailing and Town Centres

### 5.0 Statutory Consultees Responses

- 5.1 DRD Transport NI – No objection subject to conditions
- 5.2 DOE - NIEA – No objections subject to conditions
- 5.3 NI Water – No objection

### 6.0 Non Statutory Consultees Responses

Belfast City Council (BCC) Environmental Health – No objections subject to conditions

## 7.0 Representations

The application has been neighbour notified and advertised in the local press. No comments have been received.

## 8.0 Other Material Considerations

8.1 Development Control Advice Note (DCAN) 15 - Vehicular Access Standards

8.1.1 Paras 4.1 and 4.2

8.2 Parking Standards

## 9.0 Assessment

9.1 The site is located within the development limits of Belfast as designated in Belfast Metropolitan Area Plan 2015. The Development Plan identifies the site as within the BT 010/5 District Centre - Westwood Centre. BMAP recognises that District centres fulfil an important retail role in providing customers with convenience and choice in locations outside city and town centres. Planning policy in relation to district centres is contained in prevailing regional planning policy.

9.2 The site is also located on an Arterial Route (AR 01/08) and Rapid Transit Route.

9.3 The key issues are:

- principle of retail use on the site
- design;
- road safety; and,

### 9.4 Principle of Retail

For the purposes of PPS5 centres refers to city centre, town centre, district centre and local centre. The subject site is located within Westwood District Centre. Paragraph 49 of PPS5 states that District Shopping Centres will be retained and where possible enhanced. The existing Lidl foodstore has a gross floorspace of 1242 square metres with a net retail floorspace of 997 square metres. Condition 3 of planning permission Z/1999/2699 restricts the Lidl foodstore to the sale and storage of convenience goods only. The gross floorspace of the vacant O'Neill's retail unit is 760 square metres. Significantly, there are no conditions on approval Z/1999/2699 that restrict the type of retail goods to be sold in the vacant O'Neill's unit – it has an unrestricted retail approval. Notably, there are no conditions on approval Z/1999/2699 that would otherwise preclude the amalgamation of the existing units on site or the sale of convenience goods from the former O'Neill's vacant unit.

The gross floorspace of the current proposal for a Lidl foodstore is 2545 square metres (2212.13 square metres on ground floor and 332.87 square metres on first floor). It is proposed that the net retail floorspace of the proposal is 1420 square metres. The proposal effectively involves the replacement of an existing Lidl foodstore with a larger foodstore. The overall net increase in retail floorspace will be 178 square metres.

Given that the site is located within an existing District Centre it is considered that the proposal would be unlikely to have an adverse impact on the vitality and viability of existing centres and would offer greater choice for the shopper. It is accepted that the proposed foodstore will provide a modern commercial building of a style and scale appropriate to the District Centre. On balance, the proposal is considered to comply with relevant parts of PPS 5.

## 9.5 Design

It is proposed to locate the new Lidl store in the southern portion of the site. The proposed building is a rectangular structure. The gable elevation facing Andersonstown Road will primarily be glazed with a vertical emphasis. The proposed building will be 8.2 metres at its highest point with a 5 degree roof pitch dropping in height to 5.3 metres. The pitch of the roof drops on the gable elevation facing Andersonstown Road. The proposed external materials for the remaining elevations are grey painted plasterwork with white cladding. Cladding is a feature of the existing structure on site. High level windows are proposed on the front elevation facing onto the proposed reconfigured car parking arrangements. Given the context of the site it is considered that the modern design of the proposal would be compatible with the surrounding environment.

## 9.6 Transport and Road Safety

It is proposed to improve the existing entrance to the site in line with DCAN 15 and para 5.18 of PPS 3. The initial submission was considered unacceptable by Transport NI and amendments were requested. Following re-consultation Transport NI stated no objections subject to conditions in their consultation response dated 12/08/15. Transport NI state that the proposal will not prejudice road safety or inconvenience the flow of traffic. The proposal is therefore considered to be acceptable when assessed against Policy AMP 2 and DCAN 15.

## 9.7 PPS 3 - AMP 6

A Transport Assessment Form was submitted on 09/12/14. The proposed site plan includes car parking provision and cycle parking provision. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. Therefore the proposal complies with Policy AMP 6 of PPS 3.

## 9.8 PPS3 – AMP7

The site presently comprises 109 car parking spaces. It is proposed to increase this car parking provision to provide a further 14 car parking spaces creating a overall car parking provision of 123 car parking spaces. This figure includes 6 disabled car parking spaces. It is considered that the development proposal provides adequate provision of car parking and appropriate servicing arrangements. The proposal is therefore considered to comply with Policy AMP 7.

## Land Contamination

9.9 A generic quantitative risk assessment was submitted after a preliminary risk assessment identified a number of potential on site sources of contamination. Both NIEA and Environmental Health Department were consulted and have no objections to the proposal subject to conditions.

9.10 Having regard to the policy context, the proposal is considered acceptable and planning permission is recommended.

## 10.0 Conclusion

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.

Neighbour Notification Checked: Yes
Summary of Recommendation: Approval subject to conditions
<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. The gross floorspace of the foodstore hereby approved shall not exceed 2545 square metres when measure internally.</p> <p>Reason: To enable the Council to retain control of the scale of development on the site.</p> <p>3. The net retail floorspace of 1420 square metres hereby approved shall be used only for the retail sale of convenience goods and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (NI) Order 2005.</p> <p>Convenience goods for this purpose are hereby defined as:</p> <ol style="list-style-type: none"> <li>food, drink and alcoholic drink;</li> <li>tobacco, newspapers, magazines and confectionary;</li> <li>stationary an paper goods;</li> <li>toilet requisites and cosmetics;</li> <li>household cleaning materials;</li> <li>other retail goods as may be determined in writing to the Department as generally falling within the category of 'convenience goods'.</li> </ol> <p>Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.</p> <p>4. The retail unit hereby approved shall not be subdivided or otherwise modified or amalgamated to create fewer units without the consent of the Council in writing.</p> <p>Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.</p> <p>5. No internal operations increasing the floorspace available for retail use, including the installation of mezzanine floors, shall be carried out without the prior consent of the Department.</p> <p>Reason: To enable the Council to retain control over the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continued</p>

vitality and viability of existing centres.

6. Service deliveries to the premises shall not take place between the hours of 23:00-07:00hrs.

Reason: To protect residential amenity.

7. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02B bearing the date stamp Planning Service Received 29th July 2015, prior to the operation of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No.02B bearing the date stamp Planning Service Received 29th July 2015, to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

9. The Development hereby approved shall operate in accordance with Service Yard Management Plan bearing the date stamp Planning Service Received 04th June 2015

Reason: To ensure that satisfactory provision has been made for Servicing of the development in the interests of road safety and convenience of road users.

10. Prior to the occupation of the proposed development, the applicant shall provide to the The Belfast Planning Service, for approval, a Verification Report. This report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Commercial). It must demonstrate that the potential pollutant linkages identified in the RSK Report titled "Environmental Site Assessment & Generic Quantitative Risk Assessment, 14 Andersonstown Road, Belfast" report No601159-R1(00) are effectively broken and that the remediation measures identified in the report have been implemented. In particular, the Verification Report should provide evidence that:

A) Gas protection measures commensurate with Gas Characteristic Situation 2 have been designed and installed in accordance with BS 8485 and that their installation has been verified in line with CIRIA C735.

B) A capping layer has been installed in all landscaped areas to mitigate any potential risk to human health from reduced quality made ground. The capping layer to the landscaped areas will comprise of a minimum of 600mm of suitable soil demonstrably suitable for end use.



The Verification Report shall be prepared in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: In the interests of amenity.

11. The development hereby permitted shall not be occupied until the remediation measures as described in the remediation strategy provided in RSKs Environmental Site Assessment & Generic Quantitative Risk Assessment: 14 Andersonstown Road, Belfast dated 27 March 2015 have been implemented to the satisfaction of Belfast City Council. The Council must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: In the interests of amenity.

12. After completing the remediation works under Condition 10; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). 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: In the interests of amenity.

13. Evidence must be presented in the Verification Report that all site investigation and geotechnical boreholes have been fully decommissioned in line with SEPA guidance document Good Practice for Decommissioning Redundant Boreholes and Wells (UK Groundwater Forum).

Reason: In the interests of amenity.

#### Informatives

1. Notwithstanding the terms and conditions of the Belfast City Council's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Transport NI Section Engineer whose address is, Belfast South Section Office, 1A Airport Road, Belfast BT3 9DY. A monetary deposit will be required to cover works on the public road.

2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

3. All construction plant and materials shall be stored within the curtilage of the site.

4. Pedestrian crossing points to be provided in accordance with the DETR/ Scottish Office publication (Guidance on the use of Tactile Paving Surfaces)

5. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature and extent of this contamination and its management must be submitted to Belfast Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

6. The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

7. The applicant is advised to ensure that any plant and equipment used in connection with the proposed development is so situated, operated and maintained as to prevent the transmission of noise to the nearby premises.

8. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Signature(s)

Date:

<b>ANNEX</b>	
<b>Date Valid</b>	9th December 2014
<b>Date First Advertised</b>	6th February 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1,21A Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier, 1,Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,, The Owner/Occupier, 11,Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,, The Owner/Occupier, 12 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AJ, The Owner/Occupier, 12,Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,, The Owner/Occupier, 14 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AJ, The Owner/Occupier, 16-18,Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AJ, The Owner/Occupier, 18 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AJ, The Owner/Occupier, 1C Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,BT11 9DT, The Owner/Occupier, 2,Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,, The Owner/Occupier, 2-10 Andersonstown Road, Belfast, The Owner/Occupier, 20,Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,, The Owner/Occupier, 21 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier, 23 Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier, 23A Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier, 23B Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier, 23C Andersonstown Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 9AF, The Owner/Occupier,</p>	

24, Unit 1b, 2 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
The Owner/Occupier,  
25 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9AF,  
The Owner/Occupier,  
25, Unit 1b, 2 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim,,  
The Owner/Occupier,  
27 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9AF,  
The Owner/Occupier,  
3 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
The Owner/Occupier,  
35, Unit 1b, 2 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim,,  
The Owner/Occupier,  
36, Unit 1b, 2 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim,,  
The Owner/Occupier,  
5, Unit 1b, 2 Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim,,  
The Owner/Occupier,  
550-562, Falls Road, Ballymurphy, Belfast, Antrim, BT11 9AD,  
The Owner/Occupier,  
Atm, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
The Owner/Occupier,  
Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
The Owner/Occupier,  
Factory 7, Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
The Owner/Occupier,  
Kennedy Enterprise Centre, Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
The Owner/Occupier,  
Kennedy Way Industrial Estate (bt119dt), Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim,,  
The Owner/Occupier,  
Office, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
The Owner/Occupier,  
Roseland Cottages, 1 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9AJ,  
The Owner/Occupier,  
UNIT 1, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9AP,  
The Owner/Occupier,  
UNIT 20, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
The Owner/Occupier,  
UNIT 26, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,

The Owner/Occupier,  
Unit 10/11/12,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 14,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 15a,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 16/17/18,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 17-18westwood Shopping Centre,Kennedy Way,Ballydownfine,Belfast,Antrim,BT11  
9BQ,  
The Owner/Occupier,  
Unit 19,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 1b,2 Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,,  
The Owner/Occupier,  
Unit 2,Westwood Shopping Centre,51 Kennedy Way,Ballydownfine,Belfast,Antrim,BT11  
9BQ,  
The Owner/Occupier,  
Unit 21,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 22,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 23,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 24,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 25,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 27,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 28,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 29,Westwood Shopping Centre,51 Kennedy  
Way,Ballydownfine,Belfast,Antrim,BT11 9BQ,  
The Owner/Occupier,  
Unit 3,Blackstaff Road,Ballymurphy,Kennedy Way Industrial Estate,Belfast,Antrim,BT11  
9DT,



The Owner/Occupier,  
 Unit 3, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 Unit 30, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9AP,  
 The Owner/Occupier,  
 Unit 32, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9AP,  
 The Owner/Occupier,  
 Unit 4, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 Unit 5, Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
 The Owner/Occupier,  
 Unit 5/6, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 Unit 7, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 Unit 7a/8, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 Unit 9, Westwood Shopping Centre, 51 Kennedy Way, Ballydownfine, Belfast, Antrim, BT11 9BQ,  
 The Owner/Occupier,  
 West Belfast Enterprise Centre, Blackstaff Road, Ballymurphy, Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT,  
 The Owner/Occupier,  
 Westwood Shopping Centre Kennedy Way Ballydownfine

<b>Date of Last Neighbour Notification</b>	6th August 2015
<b>Date of EIA Determination</b>	22nd January 2015
<b>ES Requested</b>	No