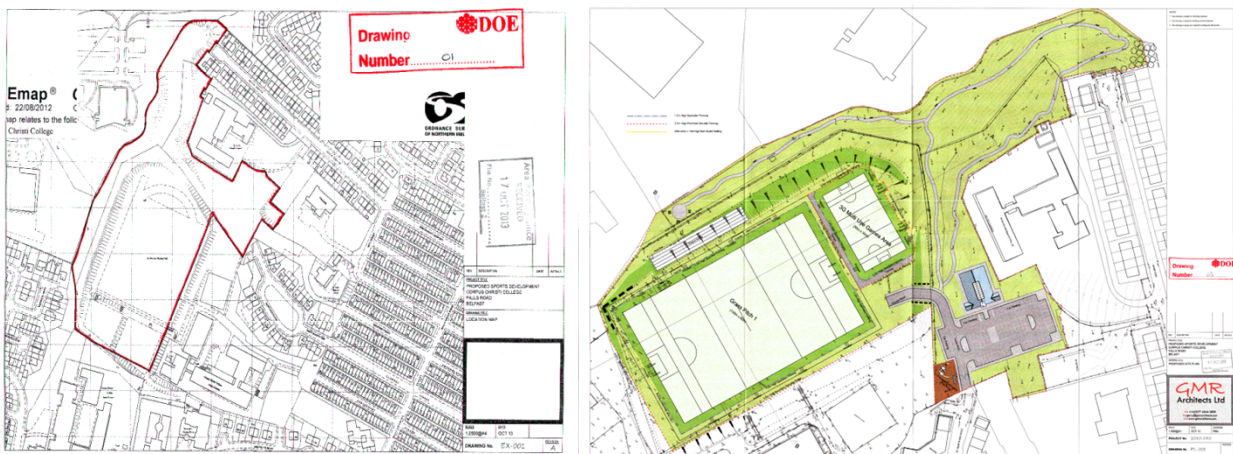


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 18 September 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2013/1198/F	<b>Target Date:</b> 06/03/14
<b>Proposal:</b> Erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting, goalposts, ball stops and fencing) woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens (Amended Description).	<b>Location:</b> Land between Corpus Christi College and Mica Drive accessed off St Mary's Gardens.
<b>Referral Route:</b> Major Application.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Michael Davitts GAC 75-79 Falls Road Belfast BT12 6PE	<b>Agent Name and Address:</b> GMR Architects Ltd 3 St Judes Avenue Belfast BT7 2GZ
<p><b>Executive Summary:</b></p> <p>The application seeks full permission for the erection of new changing rooms, 3G multiuse playing area and grass pitch (both with floodlighting, goalposts, ball stops and fencing) woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens .</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Loss of open space</li> <li>• The potential impact of the proposed floodlights on wildlife and the amenity of neighbouring properties;</li> </ul> <p>The application site lies within the development limits for Belfast and is within an area zoned as an area of Existing Open Space. The proposal complies with the Development Plan and relevant policy.</p> <p>Transport NI, Environmental Health, NI Water and NIEA have no objections to the application.</p> <p>No third party objections have been made.</p> <p>It is recommended that the application is approved subject to conditions.</p>	
<b>Signature(s):</b>	

## Case Officer Report

### Site Location Plan



Non Statutory	Protecting Historic Monuments	No objection
Non Statutory	NI Water - Strategic Applications	No objection
Non Statutory	NI Transport - Hydebank	No objection
Non Statutory	NIEA	No objection
Non Statutory	Env Health Belfast City Council	No objection

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

#### Summary of Issues

The application seeks full permission to redevelop the site for 6 residential apartments. The main issues to be considered in this case are:

- The principle of redevelopment for housing at this location;
- the potential impact on neighbouring amenity and character of the area.

The proposed site is located within the development limit and is unzoned in the Belfast Metropolitan Area Plan (BMAP). The application has been assessed against and complies with relevant housing, transport and access planning policies including PPS7, PPS3 and associated guidance.

The principle of apartments on the site has been established with a previous permission for 6 apartments approved under ref: Z/2008/0235/F which expired on 27 March 2014. The current proposal will not result in an unacceptable impact on the amenity of existing

residents or the character of the area.

Transport NI, Environmental Health, and NIEA have no objections to the application.

No third party objections have been made.

It is recommended that the application is approved subject to conditions.

### **1.0 Characteristics of the Site and Area**

**1.1** The application site consists of a large gravel sports pitch and open grassland. This was originally the sports grounds associated with the now closed Corpus Christi school. This is accessed via Mica Drive. The gravel pitch is flat. Levels decrease significantly across the site from south-west to north-east with a difference of 20m approx over a distance of 650m approx.

**1.2** The area is predominately residential. A primary school (St Paul's) lies to the east of the site. The vacant building of Corpus Christi school lies to the south-east of the site. Industrial land at Millennium Way bounds the site to the north-west. A residential care home lies to the south corner of the site at Ard Na Va Road.

### **2.0 Planning Assessment of Policy and Other Material Considerations**

**2.1** This proposal is assessed against the following planning policy and guidance:

Belfast Urban Area Plan (BUAP) 2001

Belfast Metropolitan Area Plan (BMAP) 2015

Planning Policy Statement (PPS) 1: General Principles

Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation.

### **3.0 Site History**

**3.1** Z/2014/0700/F - Former Corpus Christi College (AKA St Peter's School) Brittons Parade Belfast BT12 6FF. Construction of 25no three bedroom houses, 36no two bedroom houses, 8no one bedroom apartments. (96 residential units in total) Works to include new access arrangements from Brittons Parade, boundary treatments and ancillary site works. Pending decision.

**3.2** Z/2010/0486/F - Lands to the North of St Mary's Gardens, and South of St Paul's Primary School, Mica Drive, Beechmount, Belfast. Erection of 32no residential units comprising 18 no 5p/3 bed houses; 8 no 3p/2 bed houses; and 6 no 3p/2 bed apartments with associated landscaping, site and access works. Approval.

### **4.0 Development Plan:**

The existing gravel pitch is zoned in the Belfast Metropolitan Plan 2015 as an Area of Existing Open Space. The adjoining lands within the redline are unzoned, whiteland.

### **5.0 Consultations:**

**5.1** TransportNI, NIEA Historic Monuments Unit, NIEA Water and Waste Management Unit, Belfast City Council's Environmental Health Services Department, NI Water.

## **6.0 Representations**

The application has been advertised in the local press and local neighbours notified. No third party representations have been made.

Councillor Ciaran Beattie met with the Area Planning Manager and Chair of the Planning Committee on 26 August 2015. Councillor Beattie in support of the application requested an update on progress and was advised it was likely to go to Committee in September.

## **7.0 Analysis**

**7.1** The proposal consists of the erection of a pavilion building contain changing rooms, a 3G multiuse playing area and grass pitch (both with floodlighting, , goalposts, ball stops and fencing) a woodland walkway, play area, car parking and creation of new vehicular access from St Mary's Gardens. The larger pitch will also contain dugouts for players during games.

**7.2** The pavilion building will be located close to the boundary with St Paul's Primary school. This will be 12m approx distance from the main school building. This will have a maximum height of 8.2m approx. Given separation distances to surrounding properties and levels on the site this building will not create conflict with any neighbouring property. Finished floor levels of this building have not been provided but it would appear by comparing the existing site layout with the proposed site layout that this will not be much higher than existing ground level. regardless of this, it is advised that permitted development rights are removed to ensure that no retaining walls are erected without the prior consent of the council.

**7.3** The existing gravel pitch will be upgraded to a to a grass pitch with 3m boundary fence and gate, 8 x 25m high floodlights a 1.2m height spectator fencing on circumference of pitch and a 12m high x 30m wide ball guard netting.

**7.4** A small 3g pitch is also proposed adjacent to the existing pitch on its north-east side. This will have 4 x floodlights on 12m tall columns along with 3m security fencing.

**7.5** The woodland walkway path is to be gravel. All of the other works, with the exception of the new access from St Mary's Gardens and ancillary car parking area to the north-east of the site, do not constitute development.

**7.6** BMAP states that Policy OS 1 of PPS 8 is applicable to all areas of open space. This policy seeks to protect existing open space from development. This is not applicable in this case as the proposal will not result in the loss of this open space.

**7.7** Policy OS 7 of PPS 8 is relevant to the proposed floodlighting. This policy states that proposed floodlighting of sports and outdoor recreational facilities will only be permitted if all 3 criterion of the policy are met. The criteria are as follows: there is no unacceptable impact on amenities of people living nearby; there is no adverse impact on the visual amenity or character of the locality; and public safety is not prejudiced.

**7.8** Belfast City Council's Environmental Health Services department is the authority that deals with light pollution. One of the 25m tall proposed floodlights will be 70m approx distance from the nursing home to the south of the site at Ard Na Va Road. No details were supplied with respect to luminance levels and vertical and horizontal light spill from these proposed lights despite several requested from Environmental Health. However, EH are content that this scheme is approved provided this is inclusive of a condition requiring a light spill report and verification report are submitted prior to commencement of works.

**7.9** In respect to the other floodlights, given the separation distances between the position of the lights and neighbouring properties I do not envisage any unacceptable light pollution from the proposal. Despite this, and given the close proximity to the nursing home on Ard Na Va Road, planning permission, if approved, should be subject to the inclusion of several conditions that will serve to minimise potential for light pollution to nearby properties. The site's remote locality will ensure the proposal does not affect important views. Roads Service was consulted and has no objections from a public safety point of view. The nearest residential properties are at a distance of 70m approx from the nearest floodlight and are on a higher level which all contributes to lessening their impact. I therefore find that the proposal is in broad compliance with Policy OS 7 of PPS 8.

**7.10** The proposed ball stop fences and nets will be logically positioned at either end of the main pitch. In terms of location these proposed fences will not have any detrimental impact given that there are limited public views as the site is mostly surrounded by a buffer zone created by adjoining land.

**7.11** The pitch 3G surfacing will result in the raising of levels by 280mm approx. Drainage channels are proposed to ensure that it is not waterlogged by rain. It is therefore advisable that an informative relating to NI Water is included on the decision notice if approved.

**7.12** No infilling or use of retaining walls is required for either pitch as the part of the site where these are to be facilitated is already relatively flat and can be constructed by grading the land.

**7.13** In reference to the proposed changes to the existing grass pitch, especially the hardstanding and the two dug outs, it is acknowledged that these will complement the existing use and therefore will not result in any additional adverse impact on nearby residents. A narrow 3m wide spectator area will be provided along the periphery of each pitch. Two proposed dugouts at the edge of the grass pitch are to keep players sheltered during breaks, substitutions etc.

**7.14** This sports facility is a valuable community resource in a deprived urban ward and the proposed upgrades will ensure its protection into the future.

<b>8.0</b> Neighbour Notification Checked	Yes
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<b>9.0</b> Summary of Recommendation:
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**9.1** The proposal compiles with the relevant policy and will not have any detrimental impact on the existing area. It is also a valuable community asset and therefore it is recommended that this proposal is approved and full planning permission given, subject to the following conditions:

Conditions:

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.

REASON: Time Limit.

2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (NI) 2015, or any Order revoking and re-enacting that Order, no buildings or walls requiring foundations other than those approved under this planning permission shall be erected on land shown on stamped approved drawing no. 03C bearing the Belfast City Council date stamp 12 June 2015.

REASON: To ensure no retaining walls will be constructed without the prior permission of the council.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No 7751-701 Rev P4, bearing Belfast City Council's date stamp 23 April 2015, prior to the commencement of any other works or other development hereby permitted.

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

4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the stamped approved drawing no. 03C, bearing the Belfast City Council's date stamp 12 June 2015. 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.

5. The development shall not become operational until provision has been made for the parking of 10 cycles. These facilities shall be permanently retained.

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

6. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:7751-701 Rev P4 bearing the TransportNI determination date stamp 1 May 2015.

REASON: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

7. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No part of the development hereby approved shall become operational until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No:7751-701 Rev P4 bearing the TransportNI determination date stamp 1 May 2015. The Department of Regional Development hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

REASON: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

8. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.

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.

9. The floodlighting hereby approved shall not be used between the hours of 22.00hrs and 08.00hrs.

REASON: Protection of residential amenity.

10. Prior to the operation of the development hereby approved, an Artificial Light Verification report shall be submitted to Belfast City Council for review and approval. The report shall verify that all artificial lighting connected with the development is measured and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011

REASON: To ensure the floodlights adhere to industry guideline in order to protect the amenity of nearby properties from light pollution.

#### Informatives

1. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Department shall be notified immediately. This new contamination shall be fully investigated in accordance

with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

2. The purpose of Informative no.1 is to ensure that risk assessment and any remediation work is undertaken to a standard that enables safe development and that the site is suitable for use such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Comments provided by NIEA in regards to this application area are without prejudice to any further statutory control which may be required under Part III or any other future environmental legislation.

3. The applicant should ensure that the management of all waste are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk>)

4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads and sewers in accordance with the Private Streets Construction Regulations.

5. Separate approval must be received from TransportNI in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulation.

6. 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.)

7. Notwithstanding the terms and conditions of the Department of Environment'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 TransportNI Section Engineer whose address is Belfast North Section Office, 148-158



Corporation Street, Belfast BT1 4DH. A monetary deposit will be required to cover works on the public road.

8. It is the responsibility of the developer to ensure that:- surface water does not flow from the site onto the public road; the existing roadside drainage is accommodated; no water flows from the public road onto the site; surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

9. The Private Streets Order (Northern Ireland) 1980. Before any work is commenced on the construction of adoptable roads and sewers, the developer must notify the Private Streets Officer at DRD TransportNI, Hydebank, 4 Hospital Road Belfast BT8 8JL, (Tel 028 90 253000).

10. It is a TransportNI requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.

11. Any person who wishes to place or retain apparatus in a street, and thereafter inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it, unless that person has a statutory right to do so, is required to be in possession of a Streets Works Licence. This Licence can be obtained on personal application to the TransportNI Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast BT1 4DH. A monetary deposit will be required to cover works on the public road.

12. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

13. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.

14. Surface water sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served. Application to NIW is required to obtain approval to connect.

15. No construction to be made, trees planted or other obstruction made within 3m (or 1.5 times the depth whichever is greater) of sewers, or 4m (or 1.5 times the depth whichever is greater) of watermains. A diversion may be necessary. Consultation with NIW is required at an early design stage.

16. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

17. If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

18. Although it has been determined above if NIW infrastructure is within 20m of this proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to determine how this proposal may be served.

Signature(s)

Date:

**Representations from elected representatives**

Councillor Ciaran Beattie met with the Area Planning Manager and Chair of the Planning Committee on 26 August 2015. Councillor Beattie in support of the application requested an update on progress and was advised it was likely to go to Committee in September.

<b>ANNEX</b>	
<b>Date Valid</b>	17th October 2013
<b>Date First Advertised</b>	8th November 2013
<b>Date Last Advertised</b>	18th July 2014
<b>Details of Neighbour Notification - 78 Neighbours were consulted.</b>	
<p>The Owner/Occupier, 1 Locan Street Ballymurphy Belfast</p> <p>The Owner/Occupier, 1 Westrock Mews,Ballymurphy,Belfast,Antrim,BT12 7RD,</p> <p>The Owner/Occupier, 1,62A Ard Na Va Road,Ballymurphy,Belfast,Antrim,BT12 6FF,</p> <p>The Owner/Occupier, 10 Westrock Square,Ballymurphy,Belfast,Antrim,BT12 7RA,</p> <p>The Owner/Occupier, 1A Mica Street Ballymurphy Belfast</p> <p>The Owner/Occupier, 1b, Springvale Business Park,5 Millennium Way,Ballymagarry,Belfast,Antrim,BT12 7AL,</p> <p>The Owner/Occupier, 2 Westrock Mews,Ballymurphy,Belfast,Antrim,BT12 7RD,</p> <p>The Owner/Occupier, 26 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 28 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 28 St Mary's Gardens,Ballymurphy,Belfast,Antrim,BT12 7LG,</p> <p>The Owner/Occupier, 3 Westrock Mews,Ballymurphy,Belfast,Antrim,BT12 7RD,</p> <p>The Owner/Occupier, 30 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 32 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 34-36 Mica Drive Ballymagarry</p> <p>The Owner/Occupier, 38 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 38 St Mary's Gardens,Ballymurphy,Belfast,Antrim,BT12 7LG,</p> <p>The Owner/Occupier, 4 Westrock Mews,Ballymurphy,Belfast,Antrim,BT12 7RD,</p> <p>The Owner/Occupier, 40 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 40 St Mary's Gardens,Ballymurphy,Belfast,Antrim,BT12 7LG,</p> <p>The Owner/Occupier, 42 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 43 St Mary's Gardens,Ballymurphy,Belfast,Antrim,BT12 7LG,</p> <p>The Owner/Occupier, 44 Mica Drive,Ballymagarry,Belfast,Antrim,BT12 7NN,</p> <p>The Owner/Occupier, 45 St Mary's Gardens,Ballymurphy,Belfast,Antrim,BT12 7LG,</p>	

The Owner/Occupier,  
46 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
47 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
The Owner/Occupier,  
48 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
49-55 Oxford House Chichester Street Town Parks  
The Owner/Occupier,  
5 Westrock Mews, Ballymurphy, Belfast, Antrim, BT12 7RD,  
The Owner/Occupier,  
5 Westrock Square, Ballymurphy, Belfast, Antrim, BT12 7RA,  
The Owner/Occupier,  
50 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
52 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
54 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
56 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
58 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
6 Westrock Mews, Ballymurphy, Belfast, Antrim, BT12 7RD,  
The Owner/Occupier,  
6 Westrock Square, Ballymurphy, Belfast, Antrim, BT12 7RA,  
The Owner/Occupier,  
60 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
62 Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 6FF,  
The Owner/Occupier,  
62 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
64 Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 6FF,  
The Owner/Occupier,  
64 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
66 Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 6FF,  
The Owner/Occupier,  
66 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
68 Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 6FF,  
The Owner/Occupier,  
68 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
68A Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 6FF,  
The Owner/Occupier,  
7 Westrock Mews, Ballymurphy, Belfast, Antrim, BT12 7RD,  
The Owner/Occupier,  
7 Westrock Square, Ballymurphy, Belfast, Antrim, BT12 7RA,  
The Owner/Occupier,  
70 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
72 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier, 74 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
The Owner/Occupier,  
8 Westrock Mews, Ballymurphy, Belfast, Antrim, BT12 7RD,  
The Owner/Occupier,  
8 Westrock Square, Ballymurphy, Belfast, Antrim, BT12 7RA,  
The Owner/Occupier,

9 Westrock Mews, Ballymurphy, Belfast, Antrim, BT12 7RD,  
 The Owner/Occupier,  
 9 Westrock Square, Ballymurphy, Belfast, Antrim, BT12 7RA,  
 The Owner/Occupier,  
 Apartment 1, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 10, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 11, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 12, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 12a, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LY,  
 The Owner/Occupier,  
 Apartment 14, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 2, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
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 Apartment 3, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
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 Apartment 4, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
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 Apartment 5, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
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 Apartment 6, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
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 Apartment 7, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 8, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Apartment 9, 42 St Mary's Gardens, Ballymurphy, Belfast, Antrim, BT12 7LG,  
 The Owner/Occupier,  
 Brittons Parade, Ballymurphy, Belfast, Antrim, BT12 7PJ,  
 The Owner/Occupier,  
 Brittons Parade, Ballymurphy, Belfast, Antrim, BT12 7PJ,  
 The Owner/Occupier,  
 Corpus Christi College, Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 7LX,  
 The Owner/Occupier,  
 Corpus Christi College, Ard Na Va Road, Ballymurphy, Belfast, Antrim, BT12 7LX,  
 The Owner/Occupier,  
 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
 The Owner/Occupier,  
 Mica Drive, Ballymagarry, Belfast, Antrim, BT12 7NN,  
 The Owner/Occupier,  
 Our Lady's Nursing Home, Falls Road, Ballymurphy, Belfast, Antrim, BT12 6FD,  
 The Owner/Occupier,  
 Springvale Business Park, 5 Millennium Way, Ballymagarry, Belfast, Antrim, BT12 7AL,  
 The Owner/Occupier,  
 St. Pauls Presbytery 125 Falls Road Edenderry

<b>Date of Last Neighbour Notification</b>	30th October 2013
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