

Development Management Officer Report Committee Application

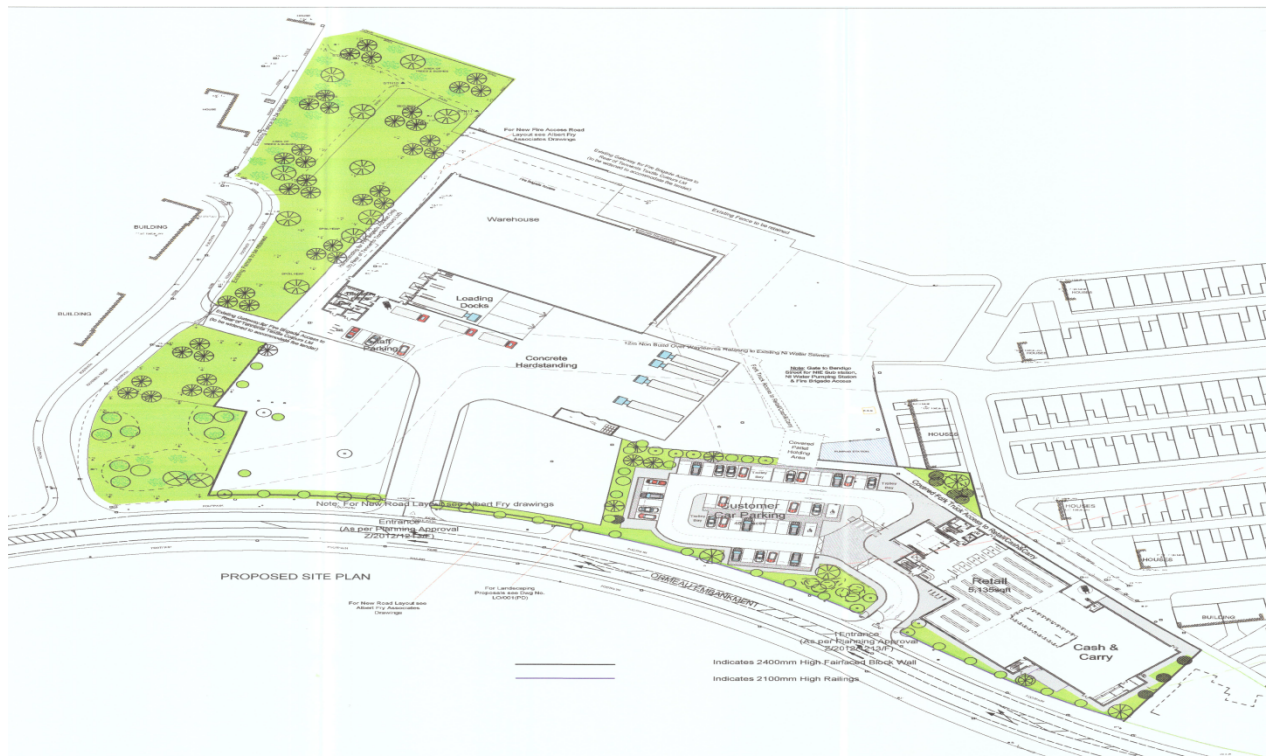
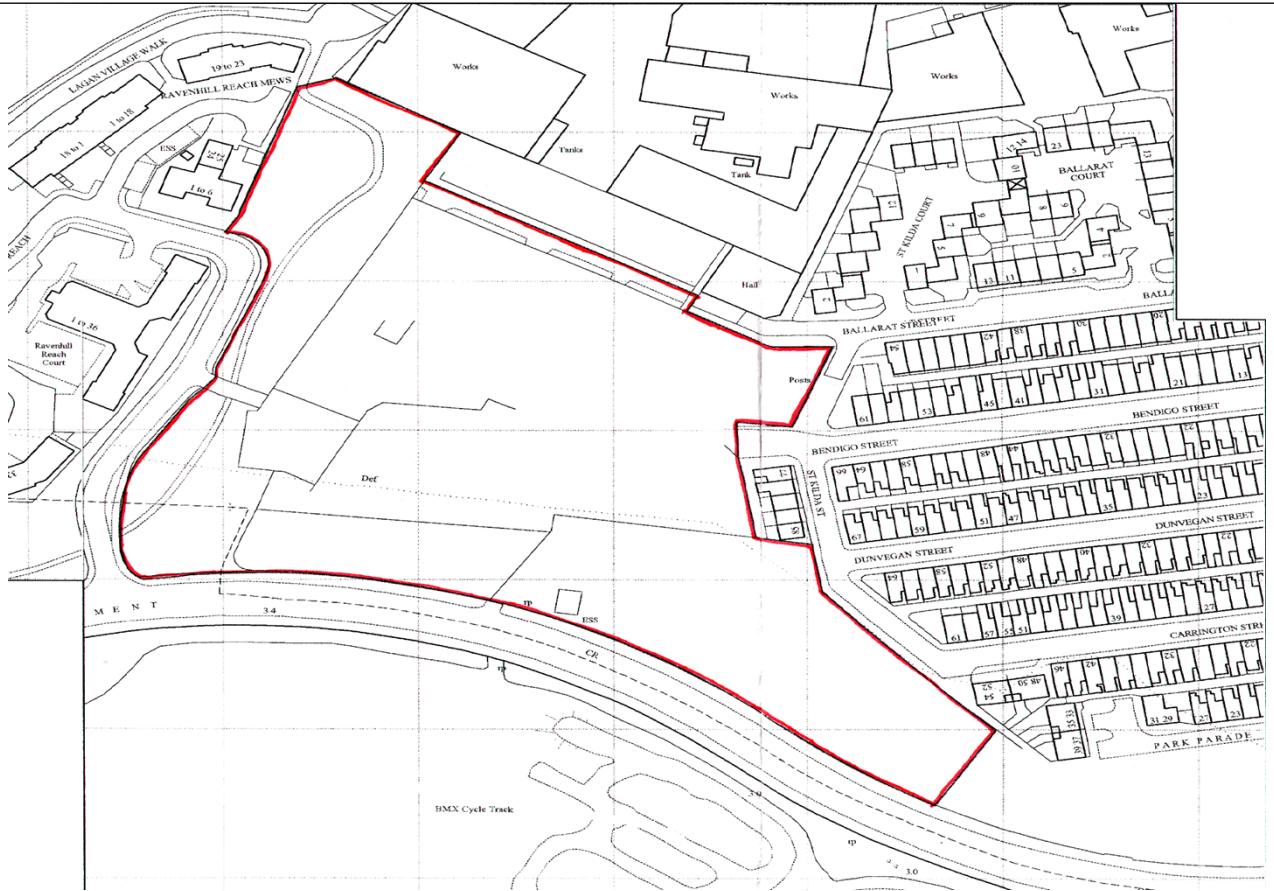
Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2014/1350/F	
Proposal: Storage and distribution centre with associated retail unit, customer cafe and car parking	Location: Ormeau Embankment Belfast (between Ravenhill Reach and Helm Housing Association development)
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Asia Supermarket Ltd c/o agent	Agent Name and Address: GMR Architects Ltd 3 St. Judes Avenue Belfast BT7 2GZ
<p>Executive Summary:</p> <p>Full permission is sought for a storage and distribution centre with associated retail unit, customer cafe and car parking. The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposed uses at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity. <p>The proposal is a revision to a previously approved application ref: Z/2012/1213/F also for a storage and distribution centre with retail unit and café. This permission remains extant; however the proposal comprises a different layout to that proposed under this application. The revised proposal comprises two separate buildings, one for the retail/cash and carry building in the south east corner of the site, with the storage and distribution building in the north-western corner of the site.</p> <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is not subject to any zoning. The application has been assessed against relevant planning policies including the Belfast Metropolitan Area Plan, the Strategic Planning Policy Statement, PPS4 Planning and Economic Development, PPS8: Open Space, Sport & Outdoor Recreation, PPS3: Roads Considerations and associated supplementary guidance. The principle for these uses in this location has already been accepted through the previous approval.</p> <p>No consultee has any objections to the application subject to conditions.</p> <p>One representation was received raising the following issues [summarised]:</p> <ul style="list-style-type: none"> - industrial use should be retained and retail / café use should not be permitted; - maintenance arrangements of the area of green space. - Consideration of impacts on Ravenhill Reach and environs in respect of noise, lighting, and access to and from Ormeau Embankment; vehicle movements/manoeuvring; parking provision and impact on the area, obstruction of sight lines from new entrance; <p>It is considered that the issues raised in the representation are addressed taking account of the</p>	

extant permission, consultation responses, or can be addressed by conditions.

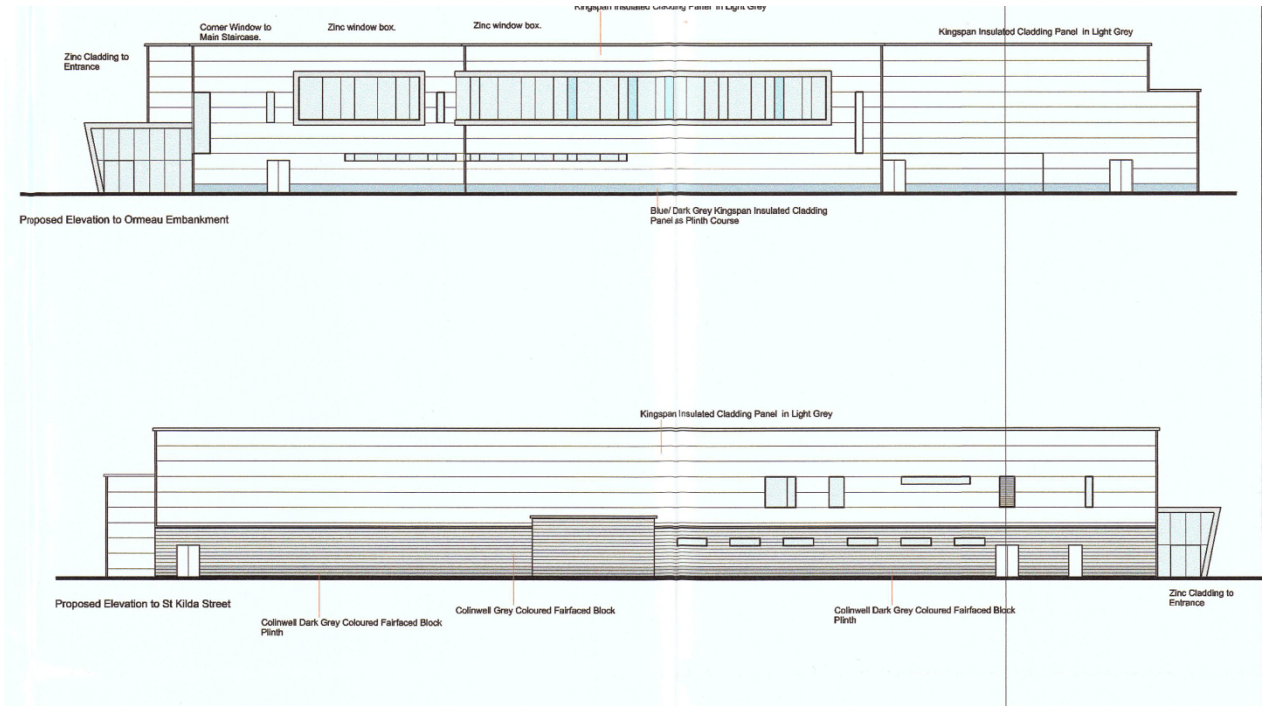
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.

Case Officer Report

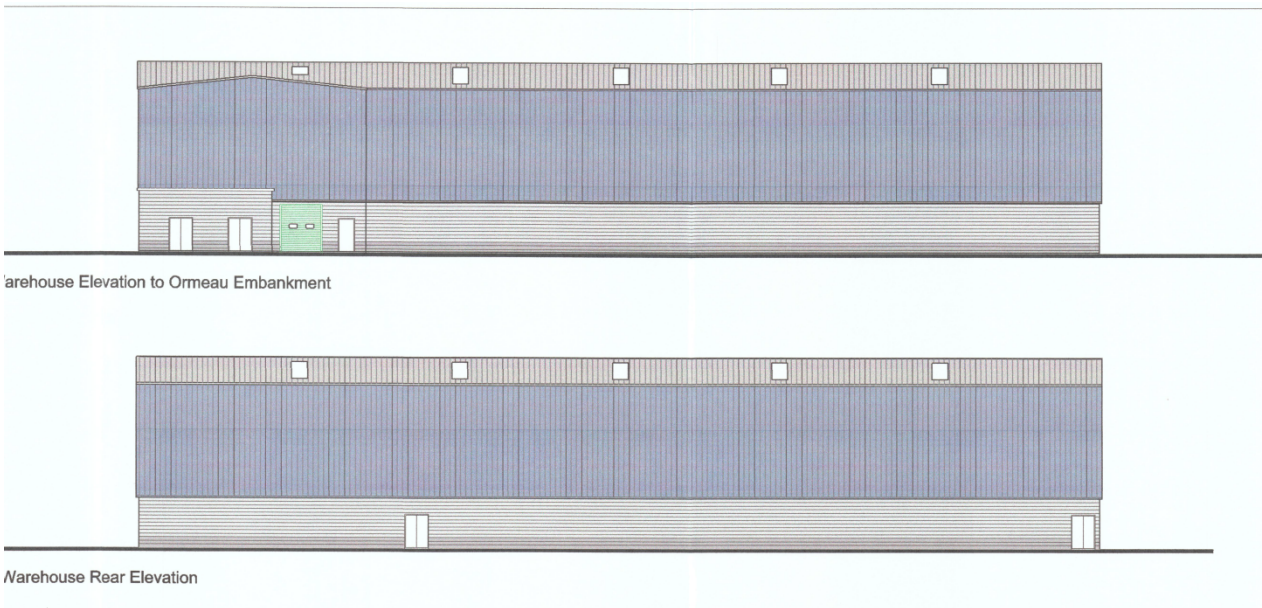
Site Location Plan



Retail Cash and Carry Building elevations



Storage Building Elevations



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Health & Safety Executive for NI	No Objection
Statutory	Env Health Belfast City Council	No Objection
Non Statutory	Rivers Agency	No Objection
Non Statutory	Land and Resource	No Objection

	Management	
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection
Non Statutory	NI Transport - Hydebank	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Characteristics of the Site and Area		
1.0	Description of Proposed Development	
	<p>The proposal is a revision to a previously approved application ref: Z/2012/1213/F also for a storage and distribution centre and retail unit and café. This permission remains extant, however comprises a different layout to that proposed under this application. The previous approval consisted of one large building sited approximately in the same position as the proposed retail unit, though occupying a larger area. The revised proposal comprises two separate buildings, one for the retail/cash and carry building in the south east corner of the site, with the storage and distribution building in the north-western corner of the site. Two new accesses are proposed, in broadly the same positions as those approved under the previous application.</p>	
2.0	Description of Site	
2.1	<p>The site is located off the Ormeau Embankment in East Belfast, and comprises the lands of a former education facility. The site has been cleared of buildings and structures, and has a temporary fencing approximately 2m in height erected around the frontage. The lands are largely hard surfaced, save for a landscaped open space area along the western site boundary, with a road [Ravenhill Reach] beyond. There is a fence along the northern boundary, with a factory adjacent. There is also wall/fencing along the eastern boundary with typical terraced dwellings beyond. The site is generally level in terms of topography.</p> <p>There are residential properties to the east and a factory to the rear [north] of the site. Opposite is a public park and playing fields.</p>	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History	
	Z2012/1213/F - Proposed storage and distribution centre with associated retail unit, customer cafe and car parking. Approved 18 th June 2014.	
4.0	Policy Framework	
4.1	Belfast Metropolitan Area Plan 2015	
4.2	Regional Development Strategy (RDS);	

	Strategic Planning Policy Statement (SPPS) PPS4: Planning and Economic Development; PPS8: Open Space, Sport & Outdoor Recreation; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards
5.0	Statutory Consultee Responses
	Transport NI – no objections NIEA – no objections NI Water – no objections Rivers Agency – no objections
6.0	Non Statutory Consultee Responses
	Environmental Health – no objections Health & Safety Executive – no objections
7.0	Representations
	The application has been neighbour notified and advertised in the local press. One representation was received raising the following issues [summarised]: <ul style="list-style-type: none"> - industrial use should be retained and retail / café use should not be permitted; - no consideration of impact on Ravenhill Reach and environs particularly in respect of noise, lighting, floodlighting and access from Ormeau Embankment; - temporary access to Ravenhill Reach should be removed as this will encourage additional traffic/vehicle movements; - reduced / blocking access to Ravenhill Reach will impinge emergency access; - inadequacy of roads beyond Ravenhill Reach to cope with vehicle movements/manoeuvring; - limited parking provision within Ravenhill Reach – proposal will encourage overflow parking within Ravenhill Reach which owners are unable to protect from misuse due to design/layout of these parking area; - obstruction of sightlines from new entrance; - maintenance arrangements of the area of green space.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of the proposed uses at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity.
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.3	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3, 4, and 8 remain applicable under ‘transitional arrangements’.
9.4	The history of the site is a significant consideration in this case. The extant permission

	has determined that the principle of the proposed use has been accepted, providing a total of 4875 sqm for these uses. Overall the new proposal is 4574 sqm, including a retail use of 488sqm [previously 477 sqm], 2697 sqm storage [previously 3210sqm], 217sqm for offices [previously 205sqm], and 1172 sqm for ancillary uses [previously 930 sqm].
9.5	Save for the very recent introduction of the SPPS, the policy considerations are unchanged to those applicable at consideration stage of the extant approval. The site is not subject to any zonings within BMAP. The site remains subject to Control of Major Incidents and Hazards [COMAH] restrictions which limits the range of uses permissible on the site due to Health and Safety reasons/potential issues with the adjacent factory use. The HSE have confirmed compliance with these provisions. The storage element requires consideration against PPS4, whilst the retail element requires assessment against the retail policy provisions within the SPSS as it replaces previous retail policy in PPS5. The café element requires assessment against DCAN 4.
9.6	PPS4 Policy PED1 of PPS4 states that proposals for class B4 storage will be assessed on their individual merits outside of designated areas in the development plan. Given the extant approval I consider the proposal acceptable in this regard.
9.7	PED9 also sets out general criteria for business uses. These criteria are considered below:
9.8	Amenity Considerations The disaggregation of the proposal into two buildings/areas of the site would provide a less intensive use of the eastern end of the site where the previously approved building is located. Accordingly I consider that this would further protect the amenity of existing residents to the east of the site. I consider it necessary to restrict operating and servicing hours of operation in order to minimise disturbance/noise. Environmental Health also has no objection to the proposal in this regard. The design, scale and massing of the retail cash and carry building is not greater than previously permitted and accordingly dominance or overshadowing will not occur. Similarly, no windows are proposed above ground floor along/adjacent to the eastern boundary and therefore overlooking/loss of privacy will not occur. The storage building is located at a sufficient distance to militate against dominance and overshadowing of nearby properties also given the aspect of the site. The design is functional and typical for these types of buildings – the proposed siting to the rear of the site will limit public views and associated impacts on visual amenity. No windows are proposed above ground floor level and therefore overlooking/loss of privacy will not occur.
9.9	Rivers Agency has no objections and accordingly the proposal will not result in or exacerbate flooding.
9.10	There are no natural or built heritage features on or adjacent to the site. The proposal will have no greater impact on the setting of the ATC relative to the extant approval.
9.11	Access, traffic and parking issues In relation to access, traffic and parking issues, Transport NI has no objections to the proposal and I consider this to be determining in this regard. Access for disability needs is facilitated through provision of level access and lifts etc. The applicant is required under separate legislation to ensure these requirements are provided. 48 parking spaces are proposed for the retail cash and carry element, and incurtilage parking and manoeuvring space for lorries is provided in front of the storage and warehouse. Transport NI has been consulted on the application and has no objections in relation to

	these aspects.
9.12	<p>Landscaping In relation to landscaping and associated issues, the proposal includes landscaping around the retail cash and carry building and along the site frontage. In addition remedial works and planting is proposed along the landscaped area to the west of the site. Discussion with the departments' Tree/landscape officer indicates that the details of planting proposed is acceptable in terms of species and specification. The landscaping proposed will assisting in filtering views of the proposed building and contribute to townscape in the immediate locality. Conditions are necessary to ensure adequate implementation, management and replacement arrangements.</p>
9.13	<p>Boundary treatments Details of boundary treatments including railings along the site frontage and walls along the eastern site boundary. These largely repeat that previously approved and are therefore acceptable.</p>
9.14	<p>I consider the proposal acceptable in relation to PED9 following this assessment and given the extant approval.</p>
9.15	<p>Retail and associated issues In terms of retail policy, the previous application, in consultation with the retail unit within DoE HQ, it was determined that the proposal would not adversely impact on protected centres taking account of the niche range of goods that are to be sold. The new proposal provides for a small increase of 10sqm of retail floorspace. Notwithstanding the retail policy requirements of the SPPS [pages 101-5], I consider determining weight must be afforded to the extant permission for a similar level of floorspace, and the use restrictions of site due to the COMAH designation discussed above. Conditions are necessary to restrict the nature of goods sold, the size of the floorspace, and prevention of sub-division and alteration of internal floorspace/mezzanine floors to ensure the continued protection of town and district centres.</p>
9.16	<p>Cafe The proposal includes an ancillary café within the retail cash and carry building. Given its ancillary nature, the proposed location, and the positive response from Environmental Health in terms of noise, odours, litter and equipment, I consider the proposal compliant with DCAN 4. Appropriate conditions are necessary to ensure the installation and maintenance of associated equipment.</p>
9.17	<p>PPS8 In relation to PPS8, the proposal includes an area of open space to the west of the site. As discussed above some remedial works are proposed to the existing trees within this area and it is to be retained. Accordingly the proposal does not conflict with OS1 and associated provisions of PPS8.</p>
9.18	<p>Consultees No consultees have any objections to the proposal subject to conditions and/or informatives.</p>
9.19	<p>I have considered all issues raised in the submitted representation, however following the above assessment consider that proposal is compliant with relevant policies, the extant permission, and consultee responses. I recommend granting of permission subject to the time limit condition of 5 years, conditions detailed above in addition to those recommended by the consultees.</p>

10.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions
11.0	Conditions
11.1	<p>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>
11.2	<p>Prior to the occupation of any part of the development hereby approved, boundary walls and fencing shall be erected in accordance with the approved plans and shall be permanently retained.</p> <p>Reason: In the interest of privacy and amenity.</p>
11.3	<p>All hard and soft landscape works shall be completed in accordance with the approved drawing, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS before the expiration of the first available planting season following erection of all of the dwellings hereby approved.</p> <p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape</p>
11.4	<p>Trees and vegetation to be retained within the site and proposed planting as indicated on the approved drawing, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Belfast City Council Planning Authority. All arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.</p>
11.5	<p>No development including site clearance works, lopping, topping or felling of trees, shall take place until a landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by the Belfast City Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes to the management plan shall be implemented without the consent of the Council.</p> <p>Reason: To ensure the provision of amenity afforded by an appropriate landscape design.</p>

<p>11.6</p>	<p>Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Local Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
<p>11.7</p>	<p>All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the buildings hereby approved.</p> <p>Reason: In the interests of visual amenity.</p>
<p>11.8</p>	<p>No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by Belfast City Council Local Planning Authority. No dwelling shall be occupied until the approved arrangements are in place.</p> <p>Reason: To ensure the provision of the necessary infrastructure to service the development.</p>
<p>11.9</p>	<p>Prior to commencement, a Verification Report shall be submitted which demonstrates that the noise mitigation measures as outlined in Section 4.0 of the submitted Lester Acoustics report - '<i>Outward Noise Impact Assessment</i>', report reference number MRL/0974/L01 Rev 1, dated 24/4/15 have been implemented.</p> <p>Reason: In the interest of residential amenity</p> <p>The retail cash and carry and warehouse buildings hereby approved, including servicing, deliveries and collections by commercial vehicles shall only be operational between the hours of 07.00hrs and 21.00hrs Monday to Friday, only between the hours 08.00 to 20.00 on a Saturday, and at no time on a Sunday or public holiday.</p> <p>REASON: In the interests of residential amenity.</p>
<p>11.10</p>	<p>Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 6.0 of the submitted Pentland Macdonald Ltd report titled '<i>Contamination Assessment and Remediation Strategy Proposed Asia Supermarket Site, Ormeau Embankment, Belfast</i>' for GMR Architects Ltd, reference number PM14-1137, dated November 2014, have been implemented.</p> <p>The Verification 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 identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:</p> <ol style="list-style-type: none"> a. The final site layout is as per Appendix V – Proposed Development Plan (GMR Architect Drawing No PL-001 – Proposed Site Plan) of the submitted report. b. gas protection measures in accordance with CIRIA C665/BS8485 Characteristic Situation 3 have been installed throughout all buildings of the proposed

	<p>development</p> <p>c. Additional soil testing has been conducted in the proposed landscaped areas of the development in order to delineate contaminants of concern in impacted soils</p> <p>c. All impacted soils in landscaped areas are to be capped with clean, imported material demonstrably suitable for end use (commercial) to a minimum depth of 500mm.</p> <p>Reason: Protection of human health</p>
11.11	<p>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 of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>Reason: Protection of human health</p>
11.12	<p>1. No piling work shall commence on this site until a piling risk assessment has been submitted in writing and agreed with the Department. This condition only applies if a piling foundation is being used at the site. Piling risk assessments shall be undertaken in accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention” available at http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.13	<p>2. If during the groundwater monitoring proposed pre, during and post development works, new contamination and risks are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. A no development area will be agreed and 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 Department in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.14	<p>3. After completing all remediation works under Conditions 1 and 2 and prior to the occupation of the development, a verification report needs to be submitted in writing and agreed with the 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 risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.15	<p>The development hereby permitted shall not become operational until the vehicular accesses, including road markings, visibility splays and any forward sight distance, have been constructed in accordance with the approved layout Drawings No. 09 ‘Road layout Improvement Proposals’ 7555-700 P13 bearing the Planning Office date stamp 21 October 2014 and No. 10 ‘Road Layout Forward sight distances’ 7555-701 P6 bearing</p>

	<p>the Planning Office date stamp 21 October 2014. 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.</p>
11.16	<p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.16	<p>The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 03A 'Proposed Site Plan' PL-001 Revision B bearing the Planning Office date stamp 08 January 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 than for the parking and movement of vehicles.</p>
11.17	<p>Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.</p>
11.17	<p>The access onto Ravenhill Reach as indicated on Drawing No. 03A 'Proposed Site Plan' PL-001 Revision B bearing the Planning Office date stamp 08 January 2015 shall be used solely for access by emergency vehicles.</p>
11.18	<p>Reason: To ensure access for emergency vehicles.</p>
11.18	<p>The access onto Bendigo Street as indicated on Drawing No. 03A 'Proposed Site Plan' PL-001 Revision B bearing the Planning Office date stamp 08 January 2015 shall be used solely for access by emergency vehicles and utilities servicing vehicles.</p>
11.19	<p>Reason: To ensure access for emergency vehicles and utilities servicing.</p>
11.19	<p>The development hereby permitted shall operate in accordance with the approved Travel Plan Framework bearing the Planning Office date stamp 08 January 2015. This includes provision of the Translink Corporate Commuter Initiative, the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI.</p>
11.20	<p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
11.20	<p>The development hereby permitted shall not become operational until the details of the siting, design and maintenance of a satisfactory proprietary odour abatement system has been submitted to and agreed with the Local Planning Authority in writing. The odour abatement system shall be installed, in accordance with the agreed details prior to the development hereby permitted becoming operational. The extraction and ventilation system shall be cleaned and maintained in accordance with the manufacturer's instructions to the satisfaction of the Local Planning Authority in writing.</p>
11.21	<p>Reason: In the interests of public health and amenity.</p>
11.21	<p>The gross retail floorspace of the retail unit hereby approved shall not exceed 488 square metres when measured internally.</p>
11.21	<p>Reason: To enable the Department to control the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the vitality and viability of</p>

	<p>protected centres and to ensure that the convenience function of those centres is not undermined by this development and also in the interests of public safety in respect to the COMAH designation.</p>
<p>11.22</p>	<p>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 Local Planning Authority.</p>
<p>11.23</p>	<p>The gross/net retail floorspace within the unit hereby approved shall not be subdivided into separate units without the prior consent of the Local Planning Authority.</p>
	<p>Reason: To enable the Local Planning Authority 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 vitality and viability of existing centres.</p>
<p>11.24</p>	<p>The net retail floorspace 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) 2015.</p>
	<p>Convenience goods for this purpose are hereby defined as:</p> <ul style="list-style-type: none"> a. food, drink and alcoholic drink; b. tobacco, newspapers, magazines and confectionary; c. stationary and paper goods; d. toilet requisites and cosmetics; e. household cleaning materials; f. other retail goods as may be determined in writing to the Local Planning Authority as generally falling within the category of 'convenience goods'. <p>Reason: To enable the Local Planning Authority to control the nature and scale of retailing to be carried out at this location.</p>

ANNEX	
Date Valid	7th October 2014
Date First Advertised	24th October 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 1 Ravenhill Reach, Ballymacarret, Belfast, Down, BT6 8RA, The Owner/Occupier, 10 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 11 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 12 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 13 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 14 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 15 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 16 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 17 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 18 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 19 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 19 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE, The Owner/Occupier, 2 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 2 Ravenhill Reach, Ballymacarret, Belfast, Down, BT6 8RA, The Owner/Occupier, 2 St. Kilda Court, Ballymacarret, Belfast, Down, BT6 8FN, The Owner/Occupier, 20 Ormeau Embankment, Ballynafoy, Belfast, Down, BT6 8PJ, The Owner/Occupier, 20 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 20 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE, The Owner/Occupier, 21 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD, The Owner/Occupier, 21 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE, The Owner/Occupier, 22 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,</p>	

Collette McKenna
22 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE,
The Owner/Occupier,
23 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
The Owner/Occupier,
23 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE,
The Owner/Occupier,
24 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
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24 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE,
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25 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
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25 Ravenhill Reach Mews, Ballymacarret, Belfast, Down, BT6 8RE,
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26 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
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34 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
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35 Park Parade Ballynafoy Belfast
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35 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
The Owner/Occupier,
36 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
The Owner/Occupier,
37 Park Parade Ballynafoy Belfast
The Owner/Occupier,
38-52 Lisburn Road Malone Lower
The Owner/Occupier,
4 Ravenhill Reach Court, Ballymacarret, Belfast, Down, BT6 8RD,
The Owner/Occupier,
4 Ravenhill Reach, Ballymacarret, Belfast, Down, BT6 8RA,
The Owner/Occupier,
46 Carrington Street Ballynafoy Belfast
The Owner/Occupier,
47 Carrington Street Ballymacarret Belfast
The Owner/Occupier,

48 Carrington Street Ballynafoy Belfast
The Owner/Occupier,
49 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
5 Ravenhill Reach Court,Ballymacarret,Belfast,Down,BT6 8RD,
The Owner/Occupier,
5 Ravenhill Reach,Ballymacarret,Belfast,Down,BT6 8RA,
The Owner/Occupier,
50 Carrington Street Ballynafoy Belfast
The Owner/Occupier,
51 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
52 Carrington Street Ballynafoy Belfast
The Owner/Occupier,
54 Ballarat Street,Ballymacarret,Belfast,Down,BT6 8FX,
The Owner/Occupier,
54 Carrington Street Ballynafoy Belfast
The Owner/Occupier,
55 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
57 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
58 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
59 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
59 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
6 Ravenhill Reach Court,Ballymacarret,Belfast,Down,BT6 8RD,
The Owner/Occupier,
6 Ravenhill Reach,Ballymacarret,Belfast,Down,BT6 8RA,
The Owner/Occupier,
60 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
61 Bendigo Street,Ballymacarret,Belfast,Down,BT6 8GD,
The Owner/Occupier,
61 Carrington Street Ballymacarret Belfast
The Owner/Occupier,
61 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
62 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
63 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
64 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
65 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
67 Dunvegan Street Ballymacarret Belfast
The Owner/Occupier,
7 Ravenhill Reach Court,Ballymacarret,Belfast,Down,BT6 8RD,
The Owner/Occupier,
77 St. Kilda Street Ballymacarret Belfast
The Owner/Occupier,
79 St. Kilda Street Ballymacarret Belfast

The Owner/Occupier,
8 Ravenhill Reach Court,Ballymacarret,Belfast,Down,BT6 8RD,
The Owner/Occupier,
81 St. Kilda Street Ballymacarret Belfast
The Owner/Occupier,
83 St. Kilda Street Ballymacarret Belfast
The Owner/Occupier,
85 St. Kilda Street Ballymacarret Belfast
The Owner/Occupier,
9 Ravenhill Reach Court,Ballymacarret,Belfast,Down,BT6 8RD,
The Owner/Occupier,
Lagan Village Hall,15 Ballarat Street,Ballymacarret,Belfast,Down,BT6 8FX,
The Owner/Occupier,
Nursery,Ormeau Embankment,Ballymacarret,Belfast,Down,,
The Owner/Occupier,
Ormeau Building,Ormeau Embankment,Ballynafoy,Belfast,Down,,
The Owner/Occupier,
Ormeau Building,Ormeau Embankment,Ballynafoy,Belfast,Down,BT6 8GG,
The Owner/Occupier,
Ormeau Building,Ormeau Embankment,Ballynafoy,Belfast,Down,BT6 8GZ,
The Owner/Occupier,
Ormeau Building,Ormeau Embankment,Ballynafoy,Belfast,Down,BT6 8GZ,
The Owner/Occupier,
Tennents Textiles Ravenhill Road Ballymacarret
The Owner/Occupier,
Tennents Textiles,Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DP,
The Owner/Occupier,
Tennents Textiles,Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DP,
The Owner/Occupier,
The Close,Ravenhill Reach,Ballynafoy,Belfast,Down,BT6 8RB,

Date of Last Neighbour Notification

11th May 2015

Date of EIA Determination

21st October 2014

ES Requested

No

Planning History

Ref ID: Z/2010/0064/F

Proposal: Erection of residential development comprising of 47 dwellings, including 25 terraced dwellings and 22 apartments

Address: Lands at the corner of Ormeau Embankment and Ravenhill Road, adjacent to Park Parade.

Decision: MAR

Decision Date: 30.11.2010

Ref ID: Z/2012/1213/F

Proposal: Proposed storage and distribution centre with associated retail unit, customer cafe and car parking.

Address: Ormeau Embankment, Belfast (between Ravenhill Reach and Helm Housing Association development),

Decision: PG

Decision Date: 18.06.2014
Notification to Department (if relevant) N/A
Representations from Elected members: None