

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Y/2014/0372/O	
Proposal: Residential Development	Location: Lands at Quarry Hill South of Woodcroft Heights and East of Glenview Avenue and Castlegrange BT5 7GU
Referral Route: Committee – Major Application	
Recommendation:	APPROVAL
Applicant Name and Address: Downshire Estate	Agent Name and Address: Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
<p>Executive Summary:</p> <p>The proposal is for outline planning permission for residential development with vehicular access via the Ballygowan Road. The site consists of agricultural lands and is 6.54 hectares in size. The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposed use at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity. <p>The proposed site is located within the development limit and is subject to a zoning for housing MCH 04/14 in the Belfast Metropolitan Area Plan (BMAP). One Key Site Requirement [KSR] stipulates that access shall be from Quarry Hill or through Castlegrange housing development.</p> <p>25 representations and 1 petition were received raising the following issues [summarised]:</p> <ul style="list-style-type: none"> - drainage problems / run-off ; - impact on wildlife; - loss of fields / prime arable land / green belt; - adequacy of access for vehicles; - increased traffic / difficulties in accessing Quarry Lane especially in rush hour; - installation of traffic lights should be considered; - loss of views; - impact on setting of existing properties; - inadequate water pressure; - inadequate health service provisions; - limited information provided; - contrary to PPS21; - part of lands not within applicants' ownership; - impact on privacy and dominance/overbearing effect; 	

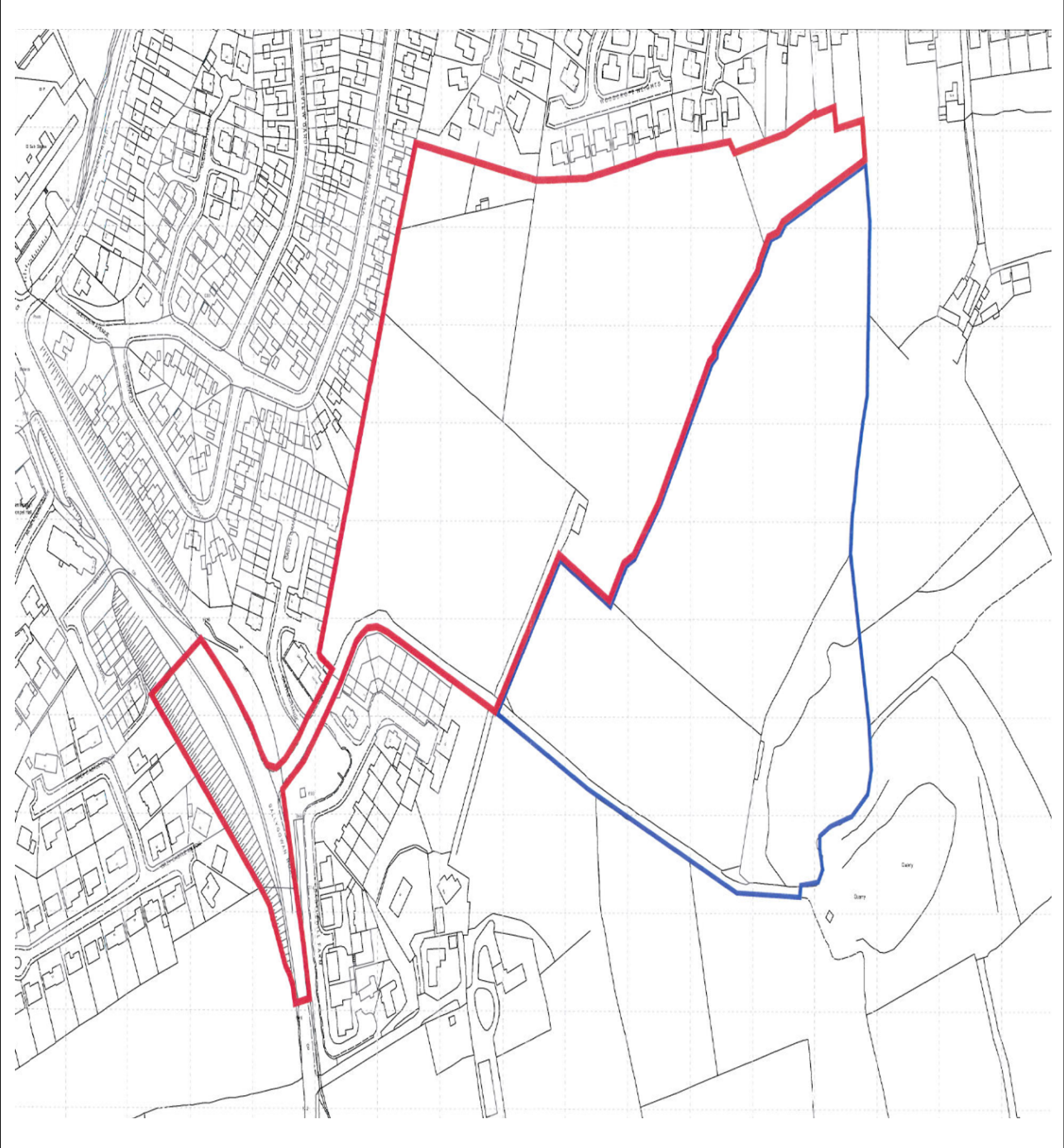
It is considered that the issues raised in the representation are addressed taking account of the zoning in the plan, consultation responses, or can be addressed by conditions.

There is sufficient opportunity to provide an acceptable layout at Reserved Matters stage and subject to appropriate conditions. No consultee has any objections to the application subject to conditions and/or informatives.

The proposed in accordance with the development plan, taking account of other material considerations including relevant planning policies, it is recommended that the proposal should be approved subject to conditions as set out below.

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
Non Statutory	Env Health Castlereagh Borough Council	Add Info Requested
Non Statutory	Rivers Agency	No objection
Non Statutory	Natural Heritage	No objection
Non Statutory	Env Health Belfast City Council	No objection
Statutory	NI Transport - Hydebank	No objection
Statutory	NIEA	Content

Representations:

Letters of Support	None Received
Letters of Objection	25
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	1 Petition Received – 21 signatures

Representations from Elected Representatives	Alderman G Robinson J Cochrane MLA
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Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for outline planning permission for residential development with vehicular access via the Ballygowan Road.</p>
2.0	<p>Description of Site</p> <p>2.1 The site is located off the Ballygowan Road in East Belfast, and consists of agricultural lands. The boundaries of the site comprise typical field boundaries of hedging and mature trees, however there are also mature trees within the existing field boundaries within the site. Topography of the site generally slopes from the east towards the west (city bound). The site is 6.54 hectares in size.</p> <p>There is typical suburban detached and semi-detached housing to the north and west of the site, with further small scale residential development either side of the site entrance.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>No history on the application site. Planning history for residential development in the immediate vicinity of the site (see end of report).</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) Housing Policies: PPS7 Quality Residential Environments, PPS12 Housing in Settlements, PPS7 addendum – safeguarding character, Development Control Advice Note 8 Housing in Existing Urban Areas, Creating Places Roads/Access Policies: PPS3 Roads Considerations, Development Control Advice Note 15 Vehicular Access Standards, Parking Standards</p>
5.0	Statutory Consultee Responses
	<p>Transport NI – no objections NIEA – no objections NI Water – no objections Rivers Agency – no objection</p>
6.0	Non Statutory Consultee Responses
	Environmental Health – no objections
7.0	Representations
	The application has been neighbour notified and advertised in the local press.

	<p>25 representations and 1 petition (with 21 signatures) were received raising the following issues [summarised]:</p> <ul style="list-style-type: none"> - drainage problems / run-off ; - impact on wildlife; - loss of fields / prime arable land / green belt; - adequacy of access for vehicles; - increased traffic / difficulties in accessing Quarry Lane especially in rush hour; - installation of traffic lights should be considered; - loss of views; - impact on setting of existing properties; - inadequate water pressure; - inadequate health service provisions; - limited information provided; - contrary to PPS21; - part of lands not within applicants' ownership; - impact on privacy and dominance/overbearing effect; <p>These issues will be considered in the assessment below.</p>
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposed use at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity.
9.2	<p>The proposed site is located within the development limit and is subject to a zoning for housing MCH 04/14 in the Belfast Metropolitan Area Plan (BMAP). One Key Site Requirement [KSR] stipulates that access shall be from Quarry Hill or through Castlegrange housing development.</p>
9.3	<p>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. 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, 7 and 12 remain applicable under 'transitional arrangements'. Planning Policy Statement 7 relates to quality in housing developments. PPS 7 objectives places emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. It also states that in established residential areas proposals will not be permitted where unacceptable damage to local character would result. QD1 lists 9 criteria with which all proposals for residential development must conform. Planning Policy Statement 12, Development Control Advice Note 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and policy LC1 is relevant to the proposal.</p>

9.4	<p>Principle & layout</p> <p>The proposal is located on a zoned site within BMAP. Accordingly, use of the site for housing has been accepted through the development plan process. As the application is for outline permission, a conceptual layout has been submitted. The concept plan is limited in terms of detail and aspects of the layout and design would not be acceptable, however I consider there sufficient opportunity to provide an acceptable layout at Reserved Matters stage and subject to appropriate conditions to ensure retention of landscaping and application of design requirements set out in Creating Places. As the site is zoned for residential development, issues relating to loss of agricultural land, green belt, PPS21 and setting are not applicable in this case.</p> <p>Design:</p> <p>The design elements are an issue requiring detailed consideration at reserved matters stage. There is sufficient opportunity to provide an acceptable design solution consistent with criteria [g] of PPS7.</p>
9.5	<p>Landscaping:</p> <p>QD1 (b) of PPS7 relates to landscape features. The site has landscape features comprising boundary hedging and trees. NIEA have requested the retention of some of the trees to ensure protected species are not compromised. Appropriate conditions will be necessary to secure the protection of existing trees and establishment of landscaping.</p>
9.6	<p>Amenity and Open Space</p> <p>In relation to amenity considerations, I consider there to be sufficient opportunity to provide an acceptable layout at Reserved Matters stage to ensure that the proposal is would not result in a significant impact upon amenity of neighbouring properties in terms of overshadowing, overlooking, dominance, noise or other disturbance also taking into account the response from Environmental Health. Open space will be required within the site to ensure compliance with PPS8 OS2. Conditions are necessary for provision and maintenance details at reserved matters stage.</p>
9.7	<p>Access, Parking, and transport</p> <p>Transport NI was consulted and is satisfied that there is adequate opportunity for an acceptable access arrangement and that the proposal will not result in a significant impact on traffic or road safety. Parking provision is a detail for consideration at reserved matters stage. This aspect is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1. Objections in this regard have been fully considered, however the advice of Transport NI is determining in relation to these issues.</p>
9.8	<p>Consultations</p> <p>Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NI Water has no objection in relation to sewerage or flooding. Objections in relation to water pressure are an engineering matter for DRD and it appears that the proposal would not unacceptably impact on water pressure.</p>
9.9	<p>NIEA have no objections in terms of impact on flora and fauna. There are no natural or</p>

9.10	<p>built heritage features on or adjacent to the site. This is determining in relation to these issues.</p> <p>Rivers Agency has no objections and accordingly the proposal will not result in or exacerbate flooding. This is determining in relation to these issues.</p>
9.11	<p>I have considered all issues raised in the submitted representations, however following the above assessment consider that proposal is compliant with relevant policies, and consultee responses.</p>
9.12	<p>I recommend granting of permission subject to the conditions detailed below in addition to those recommended by the consultees.</p>
10.0	<p>The proposed in accordance with the development plan, taking account of other material considerations including relevant planning policies, it is considered acceptable and planning permission is recommended subject to conditions</p>
11.0	<p>Conditions/Reasons for Refusal:</p>
11.1	<p>As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-</p> <p>i. the expiration of 5 years from the date of this permission; or</p> <p>ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: Time Limit</p>
11.2	<p>Except as expressly provided for by Conditions 3-20 below , the following reserved matters shall be as approved by the planning authority – the siting, layout, design and external appearance of the buildings, the means of access thereto and the landscaping of the site.</p> <p>Reason: To enable the Planning Authority to consider in detail the proposed development of the site.</p>
11.3	<p>Full particulars, detailed plans and sections of the reserved matters required in Conditions 04 - 19 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.</p> <p>Reason: To enable the Department to consider in detail the proposed development of the site.</p>
11.4	<p>The layout, amenity space provision, separation distances between buildings shall be design in accordance with the Department of Environments' supplementary planning advice document 'Creating Places'. All buildings shall be located outside the Root Protection Areas of any retained tree as identified by details to be agreed in accordance 6 and 7 below.</p> <p>Reason: To ensure a satisfactory form of development and to ensure the continuity of amenity afforded by existing trees.</p>

11.5	<p>The existing boundary hedging of this site, as indicated on the approved plan 01 and 03 date stamped received 26th November 2015, shall be retained at an average height of not less than 1.8 metres, and should any part of the hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Department seriously damaged or defective, it shall be replaced before the expiration of the next planting season by hedges of the same species, variety and size to those originally planted, unless the Planning Authority 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>
11.6	<p>No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Planning Authority at the Reserved Matters stage.</p>
	<p>The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.</p>
	<p>The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.</p>
	<p>The details shall also include a landscaped buffer zone between 8 - 10 metres in depth adjacent to the southern and eastern boundaries of the site as annotated by the black dashed line on drawing 03 date stamped received 26th November 2014. This landscaped buffer zone shall include predominantly indigenous tree species and shall be located outside the curtilage of any buildings within the development hereby permitted.</p>
11.7	<p>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 Department at Reserved Matters stage. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of the Planning Authority.</p>
	<p>Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.</p>
11.8	<p>The plans and particulars submitted in accordance with Condition 6 above shall include:</p> <ul style="list-style-type: none"> a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree; b) details of the species, diameter (measured as in paragraph (a)), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply; c) details of any trees to be removed on the site or on land adjoining the site boundary;

	<p>d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site;</p> <p>e) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, including service lines; [within the crown spread of any retained tree and/or of any tree adjoining the site boundary] or [within a distance from any retained tree or any tree on and adjoining the site boundary, equivalent to half the height of that tree];</p> <p>f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development.</p> <p>REASON: To ensure the continuity of amenity afforded by existing trees</p>
11.9	<p>All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.</p>
11.10	<p>(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).</p> <p>(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.</p> <p>In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.</p>

11.11	<p>REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.</p> <p>No development shall commence on site until details for open space, amenity areas and play areas in accordance with Planning Policy Statement 8 Open Space and Recreation have been submitted to and approved in writing by the local Planning Authority at the Reserved Matters stage. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install. These details shall include arrangements for the future management and maintenance in perpetuity of areas of public open space.</p>
11.12	<p>REASON: To ensure a satisfactory provision of open space throughout the development in the interests of the amenity of future residents.</p> <p>At Reserved Matters, plans shall show retention of the category 1* trees marked on Figure 1 of the additional bat survey information date stamped 8 September 2015 by Belfast Planning Service.</p> <p>Reason: To protect bats.</p> <p>At Reserved Matters, plans shall show lighting designated to avoid light spill onto the Category 1* trees marked on the Concept Plan uploaded to the Planning Portal on 12 December 2014.</p> <p>Reason: To protect bats.</p>
11.13	<p>No development shall commence on site until drainage assessment details in accordance with Planning Policy Statement 15 Planning and Flood Risk have been submitted to and approved in writing by the local Planning Authority at the Reserved Matters stage. Any mitigation measures identified within the Drainage Assessment shall be implemented to the satisfaction of Rivers Agency and verified by the Local Planning Authority before the occupation of the development hereby permitted.</p> <p>Reason: To ensure the appropriate mitigation of flooding in the interests of amenity and public safety.</p>
11.14	<p>All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within building[s] approved at reserved matters stage.</p> <p>Reason: In the interests of visual amenity.</p>
11.15	<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 the local Planning Authority. The dwellings shall not 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>A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and a layout in accordance with the requirements of Creating Places.</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>
11.17	<p>The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.</p> <p>REASON: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980.</p> <p>At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.</p>
11.18	<p>REASON: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.</p> <p>The development hereby permitted shall not be adopted) until any (highway structure/retaining wall/culvert) requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.</p>
11.19	<p>REASON: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.</p>

Drawing Numbers

01, 03

Notification to Department (if relevant): n/a

Date of Notification to Department:

Response of Department:

ANNEX

Date Valid	26th November 2014
Date First Advertised	2nd January 2015
Date Last Advertised	23rd October 2015

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
 1 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 1 Castlehill Farm Braniel Castlereagh
 The Owner/Occupier,
 10 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 10 Castlehill Farm Braniel Castlereagh
 The Owner/Occupier,
 10 Woodcroft Heights Braniel Belfast
 The Owner/Occupier,
 11 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 11 Woodcroft Heights Braniel Belfast
 W & J Collins
 111 Lower Braniel Road, Braniel, Belfast, Down, BT5 7NL,
 The Owner/Occupier,
 115 Lower Braniel Road, Braniel, Belfast, Down, BT5 7NL,
 The Owner/Occupier,
 12 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 Richard Morrow
 12 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 14 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 Alistair & Pamela Smyth
 14 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 15 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 15 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 Neill Jackson
 16 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 16 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 17 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 17 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 17 Cormorant Park Braniel Belfast
 The Owner/Occupier,
 18 Castlegrange Carnamuck Belfast
 The Owner/Occupier,
 18 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier,
 18 Cormorant Park Braniel Belfast
 The Owner/Occupier,
 18 Oakhill, Castlereagh, Down, BT5 7GS,
 The Owner/Occupier,

19 Castlegrange Carnamuck Belfast
The Owner/Occupier,
19 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
The Owner/Occupier,
19 Cormorant Park Braniel Belfast
The Owner/Occupier,
19 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
The Owner/Occupier,
19 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
2 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
2 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
20 Castlegrange Carnamuck Belfast
The Owner/Occupier,
20 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
The Owner/Occupier,
20 Cormorant Park Braniel Belfast
The Owner/Occupier,
20 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
21 Castlegrange Carnamuck Belfast
The Owner/Occupier,
21 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
The Owner/Occupier,
21 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
21 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
22 Castlegrange Carnamuck Belfast
The Owner/Occupier,
22 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
The Owner/Occupier,
22 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
23 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
23 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
The Owner/Occupier,
23 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
23 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
24 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
24 Oakhill, Castlereagh, Down, BT5 7GS,
The Owner/Occupier,
25 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
Terry McCaffrey

25 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
25 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
25 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
25 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
26 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
26 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
26 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
27 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
27 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
Ethel White
27 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
27 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
28 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
28 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
29 Castlegrange Carnamuck Belfast
The Owner/Occupier,
29 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
29 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
3 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
3 Woodcroft Rise,Braniel,Belfast,Down,BT5 7PP,
The Owner/Occupier,
30 Castlegrange Carnamuck Belfast
The Owner/Occupier,
31 Castlegrange Carnamuck Belfast
The Owner/Occupier,
31 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
31 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
32 Castlegrange Carnamuck Belfast
The Owner/Occupier,
33 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
34 Castlegrange Carnamuck Belfast
Judith Cochrane MLA

342 Upper Newtownards Road, Belfast, BT4 3EX
The Owner/Occupier,
35 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
35 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
36 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
37 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
37 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
38 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
39 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
39 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
4 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
4 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
4 Woodcroft Rise Braniel Belfast
The Owner/Occupier,
40 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
S Downey
41 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
43 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
43 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
45 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
45 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
47 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
The Owner/Occupier,
47 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
48 Grey Castle Manor Castlereagh Belfast
The Owner/Occupier,
49 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
The Owner/Occupier,
49 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
5 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
The Owner/Occupier,
5 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,

5 Woodcroft Rise Braniel Belfast
 The Owner/Occupier,
 50 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 51 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 53 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 54 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 55 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 56 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 57 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 58 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 59 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 6 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 6 Castlehill Farm Braniel Castlereagh
 William Dale
 6 Woodcroft Heights Braniel Belfast
 William Dale
 6 Woodcroft Heights, Belfast, BT5 7NX
 The Owner/Occupier,
 6 Woodcroft Rise Braniel Belfast
 The Owner/Occupier,
 60 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 61 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier,
 7 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier,
 7 Castlehill Farm Braniel Castlereagh
 The Owner/Occupier,
 7 Woodcroft Heights Braniel Belfast
 The Owner/Occupier,
 7 Woodcroft Rise Braniel Belfast
 The Owner/Occupier,
 8 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 Ken & Valerie Tweedie
 8 Castlehill Farm Braniel Castlereagh
 The Owner/Occupier,
 8 Woodcroft Heights Braniel Belfast
 The Owner/Occupier,
 8 Woodcroft Rise, Braniel, Belfast, Down, BT5 7PP,
 The Owner/Occupier,

9 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 Catherine Marshall
 9 Castlehill Farm Braniel Castlereagh
 The Owner/Occupier,
 9 Woodcroft Heights Braniel Belfast
 Gavin J Robinson
 City Hall Donegall Square North Town Parks
 Michael McCord

V. H McCord

Mr & Mrs McMullan

Edwin Howe

Michael McCord

Stephen Whyte

Oliver Johnston

V.H. McCord

V. H McCord

Jonathan Adams

Date of Last Neighbour Notification	
Date of EIA Determination	24.12.2014
ES Requested	No

Planning History

Ref ID: Y/2001/0183/F

Proposal: Erection of 3 No. dwellings

Address: Site Nos 25,26,27 'Castlegrange' housing development at lands at 70 Ballygowan Road, Castlereagh, Belfast

Decision:

Decision Date: 26.07.2001

Ref ID: Y/2000/0157/F

Proposal: Erection of 12 apartments in 3 storey block (Demolition of existing bungalow and out buildings)

Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh.

Decision:

Decision Date: 22.11.2000

Ref ID: Y/2000/0739/F

Proposal: Changes to house types and apartment block (elevation and floor plan changes) for 38 No. dwellings comprising townhouses and apartments (amendment of planning permission Y/2000/0158)

Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh

Decision:

Decision Date: 06.06.2001

Ref ID: Y/2000/0158/F

Proposal: Demolition of existing bungalow and outbuildings, erection of 38 No. dwellings comprising townhouses and apartments.

Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh.

Decision:

Decision Date: 22.11.2000

Ref ID: Y/2000/0080/F

Proposal: Access road to serve proposed housing developments and existing concrete works.

Address: Ballygowan Road, Castlereagh,

Decision:

Decision Date: 23.09.2000

Ref ID: Y/1998/0484

Proposal: Site for residential development of townhouses and apartments.

Address: NOS.70 AND 72 BALLYGOWAN ROAD, CASTLEREAGH.

Decision:

Decision Date: