

## Development Management Officer Report Committee Application Addendum Report

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 December 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2013/1434/F	
<b>Proposal:</b> Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building.	<b>Location:</b> Former Visteon Factory Blacks Road Belfast BT10
<b>Referral Route:</b> Major Application (>50residential units)	
<b>Recommendation: Approval</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Fold Housing Association	<b>Agent Name and Address:</b> TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB
<b>ADDENDUM</b>  This application was previously listed for Planning Committee on 17 November 2015, the application was not presented, but deferred by Committee to allow the following: <ol style="list-style-type: none"> <li>1. Members an opportunity to visit the site;</li> <li>2. Officers an opportunity to consider a Planning Advice Note published 16 November 2015 entitled Planning Policy Statement 4 – Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses.</li> </ol> Members should read this addendum in conjunction with the full detailed planning report Z/2013/1434/F below. <ol style="list-style-type: none"> <li>1. A site visit for elected members took place on Saturday 21<sup>st</sup> November 2015.</li> <li>2 Planning Advice Note: Planning Policy Statement 4 – Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses</li> </ol> The guidance note re-iterates Policy as set out in PED 7 of PPS 4 and states that it is an amplification of existing policy and supplementary guidance. It sets out that its purpose is to ensure an effective and consistent approach to implementation of regional planning policy. The paper sets out relevant planning policy and other planning considerations.	

It states that a development proposal on land or buildings not zoned in a development plan but currently in economic use (or last used for that purpose), which will result in the loss of such land or buildings to other uses, will not normally be granted planning permission. It goes on to say that planning officers should be fully satisfied that it has been clearly demonstrated how the special circumstances of a particular case outweigh the preferred option of retaining the land or buildings for economic use. This issue has been addressed in the detailed report under Planning Policy Statement 4 – Policy PED7, paragraphs 9.3 - 9.14 of the main report.

The loss of economic land in this case however is not the sole material consideration and due regard must be given to the planning history on the site. It is considered that the level and quality of floorspace provision for business, when balanced with the loss of factory floorspace and the level of commercial/ economic floorspace provision in the previous approval, on balance, it is considered that the proposal is compliant with Policy PED7 of PPS4. It is also considered that the mixed use proposal; of a residential social and affordable housing scheme, economic development use, community facility and open / recreational space will bring forward substantial community benefits that will outweigh the loss of land for economic development use.

It should be noted that there is no conflict between PED 7 of PPS4, the Planning Advice Note and the Strategic Planning Policy Statement for Northern Ireland, published September 2015 as set out in Paragraphs 6.79 – 6.98

The SPPS does emphasise the importance that economic development land and buildings which are well located and suited to such purposes are retained in order to ensure a sufficient and ongoing supply. It goes on to say while the same principle should also apply generally to unzoned land in settlements, which was last used for economic purposes, which is the case on this site; Councils may wish to retain flexibility to consider alternative proposals that offer community, environmental, or other benefits that are considered to outweigh the loss of land for economic development purposes. These very principles underpin Policy PED7 of Planning Policy Statement 4.

#### Further Representations Since 17 November 2015

A further representation from the Economic Regeneration of the Former Visteon Site Campaign Group has been received since the application was presented to Committee, sent via a Councillor, to the Council's Director of Planning and Place by email on 30<sup>th</sup> November 2015.

The letter raised the following issues:

- The application had not been assessed against the Department of the Environment's Planning Advice Note entitled: 'Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses'  
**The Guidance Note is an amplification of existing planning policy and does not add to or change policy. The guidance emphasises issues raised in Policy PED7 of PPS4 which have been addressed in the detailed planning report, namely in relation to the loss of economic/ employment land and the community benefits, brought about by the mixed use proposal, which would ultimately outweigh such a loss.**
- The need for balanced development in both jobs and housing.  
**The mixed use development, as proposed, will provide social and private affordable housing while also providing approximately 6,000 square metres of business floorspace, and should in turn provide a significant level of employment.**
- Change of use of the site (which is used, or was last used for economic purposes).  
**The principle of the 'change of use' of the land is discussed in detail under paragraphs 9.2-91.4 in the main body of the report.**

- The setting of an unhelpful precedent should approval of the application be granted, in relation to lands used or last used for economic purposes.  
**Each application is assessed on a case by case basis. It has been determined that the proposal meets relevant planning policy, having due regard to the planning history on the site, and approval of the application should not set a harmful precedent.**
- Public health  
**Public Health issues have been addressed in detail in paragraphs 9.31-9.49 in the main body of the report.**
- The planning powers which have been transferred to the Council recently, and regeneration powers which are also expected to be transferred in the near future.  
**The application has gone through the rigours of the planning process and has been deemed to be acceptable. It is in accordance with the development plan, relevant planning policies, and other material considerations. In addition, the DSD Minister has recently announced that regeneration powers are not now coming to local district councils in 2016.**
- As a site last used for economic purposes it has a certain measure of protection in the planning system but there is an absence of clarity and guidance on the extent of such protection.  
**There is a presumption in favour of retention of such site in Policy PED7 of PPS4. However it has been determined that the proposal meets one of the exceptions stated in Policy PED7, as discussed in paragraphs 9.4-9.15 of the main report.**
- The planning system is in a state of significant transition and is seeking to deliver local democratic accountability.  
**The application was received prior to the 1<sup>st</sup> April 2015 and the transitional arrangements have dictated that the application is presented in front of an impartial Council Planning Committee and thus delivers in terms of democratic accountability.**
- There is an emphasis on enhancing community engagement, transparency with opportunity for active involvement and participation.  
**In terms of community engagement in the planning process there is now a requirement that applications such as this would be accompanied with a pre-application community consultation report. However as the proposal was received prior to the transition to the Council on 1<sup>st</sup> April 2015 there was no legislative requirement for pre-application consultation with the local community.**

The letter then goes through a number of points raising various policy concerns:

#### **1. PPS4 – PED7**

The arguments raised under heading No. 01 PPS4 PED7 have been noted. It has been determined that the 17% business floorspace, accompanied with the community benefits brought about by the proposal, including the provision of a community centre and social and affordable housing, meet the Policy requirements of PED7. The comparisons drawn with the previous reserved matters approval on the site were not the sole determining factor in the application, as the content of the letter would suggest but was a material consideration.

#### **2. Guidance on PED7**

In terms of the interpretation of the Planning Guidance Note it is not clear where the

notion of 'firm' proposals comes from. This is in relation to the proposed business units.

### **3. PPS7**

Section 3 talks about the comprehensive development of the site in relation to PPS7. This refers to zoned lands where the Council should ensure the orderly development of land through the development management process. The comprehensive development of adjoining sites are not prejudiced in any way by the proposal, on what is unzoned lands, and is not an issue for this application. Paragraphs 4.52 and 4.53 which are quoted are part of the amplification under Policy QD2. This policy is applicable for applications for more than 300 dwellings or on sites greater than 15 hectares and thus does not apply to this proposal.

### **4. Transport**

No direct pedestrian access is proposed to the nearby transport hub at Ladybrook Cross.

### **5. SPPS**

The proposal was assessed against SPPS, contrary to the claim made in the letter.

### **6. The Local Development Plan**

The proposal has been assessed against, and is in accordance with, the current Belfast Metropolitan Area Plan.

### **7. Prematurity**

The Council do not consider that granting approval for this mixed use proposal on unzoned land would in any way prejudice the outcome of the plan process.

### **8. Fold's consultation with the local community has been ineffective**

As previously stated, the proposal was received prior to the transition to the Council on 1<sup>st</sup> April 2015. There was no legislative requirement under the previous legislation the Planning (Northern Ireland) Order 1991 for pre-application consultation with the local community.

### **9. This is a contaminated site**

Contamination issues have been addressed in detail in the EIA determination and in paragraphs 9.33 to 9.43 of the report. The outstanding issue with regard to Environmental Health solely refers to a point of clarification in the latest Noise and Vibration Assessment.

### **10. The Campaign submitted detailed and considered responses**

The responses lodged by the Campaign have been considered. The fact that the objections cannot, in the view of officers, be sustained does not mean that they were not taken into account. .

### **11. Report from planners incomplete**

It is acknowledged that there are two errors in the section entitled 'Impact on Infrastructure' and they should be corrected as follows:

Under the heading 'Impact on Infrastructure' the report should read "NIW have been consulted and offer no objections to the proposal subject to.... *a number of informatives*".

It should go on to read "School Places may be under pressure in the area and the additional housing proposed may result in more school places being required in the area. However *any subsequent shortage of school places in the area is not a matter for the developer to address and is a wider social need issue for the relevant authority.*

## **Summary**

- The site visit by members has taken place.
- The Planning Advice Note, published 16 November 2015 entitled: 'Implementation of Planning Policy for the Retention of Zoned Land and Economic Development Uses' has been fully considered. The document amplifies the planning principles outlined in Planning Policy Statement 4 Policy PED7.
- The late objection received from the Economic Regeneration of the Former Visteon Site Campaign Group has been fully taken into account.

In conclusion the recommendation remains as set out in the case officer's report and this addendum. The application is recommended for approval subject to conditions as set out below.

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 17 November 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2013/1434/F	
<b>Proposal:</b> Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building.	<b>Location:</b> Former Visteon Factory Blacks Road Belfast BT10
<b>Referral Route:</b> Major Application (>50residential units)	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Fold Housing Association c/o agent	<b>Agent Name and Address:</b> TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB
<b>Executive Summary:</b>  This application seeks Full Planning permission for a mixed mixed-use development comprising 244 no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. The proposals were amended in August 2015 to provide an increased level of Class B Business uses and a separate community centre building.  The main issues to be considered in this case are: <ul style="list-style-type: none"> <li>• The principle of the re-development of the site for the proposed uses; the loss of land last used for an economic and employment use at this location; the acceptability of housing and business units at this location;</li> <li>• Impacts on the Environment and Amenity; and</li> <li>• Impact on existing roads infrastructure.</li> </ul> The site is located within the Development Limits for Belfast in the west of the city adjacent to the M1 motorway and previously contained the former Ford Visteon Factory. The demolition of which was carried out during the processing of this planning application.  The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy 4 Planning and Economic Development,	

Planning Policy Statement 7: Quality Residential Environments, Planning Policy Statement 8 Open Space, Sport and Outdoor recreation, Planning Policy 12 Housing in Settlements and Planning Policy 15 Planning and Flood Risk.

Transport NI, NI Water, Waste Management Unit, NIEA Natural Heritage and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal subject to conditions being applied.

105 letters of objection including 4 petitions with a total of 854 signatures were received. A total of approx 955 objections. The objections covered a wide range of issues which are outlined at Paragraph 7.0 in the main body of the report with the main concern raised being the loss of a previous used employment site.

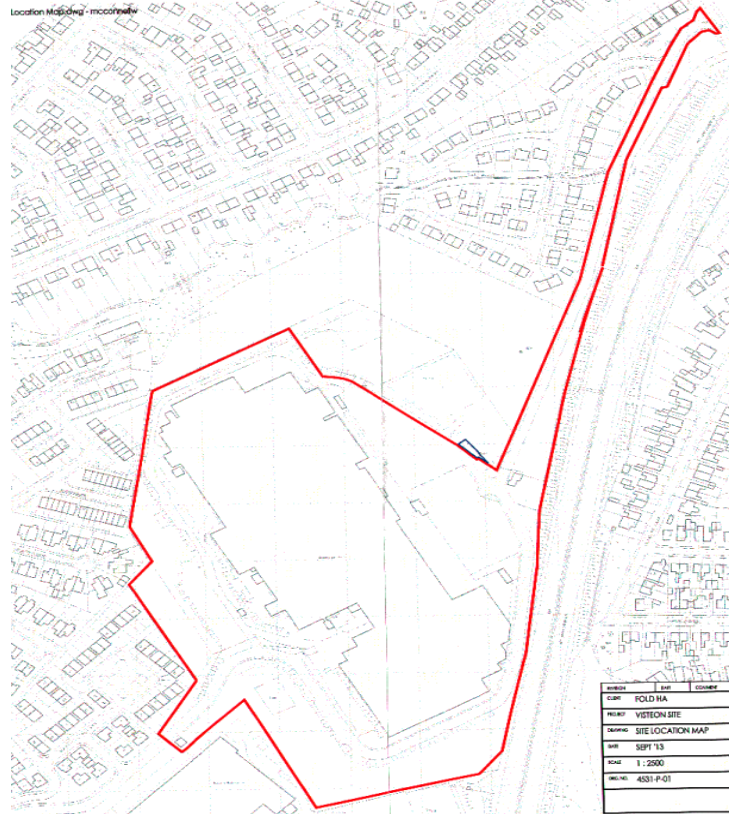
Having had regard to the development plan, relevant planning policies, and other material considerations it is concluded that the proposed is in accordance with BMAP and on balance is acceptable as the proposal complies with all other material considerations including PED 7 of PPS 4 and the previous planning history on the site. The redevelopment of the site will present a significant overall community benefit to West Belfast and when developed will provide much needed social and affordable housing and associated open space, as well as 6,075 sq metres of business units, open space and a community centre. It will see the regeneration of a site which has been vacant and/ or derelict for over 6 years.

Approval is recommended subject to conditions as set out at Paragraph 11.0.

In light of an outstanding consultation response from Environmental Health it is requested that the Director of Planning and Place is authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Applications Schedule should the application be approved.

# Case Officer Report

## Site Location Plan





<b>Characteristics of the Site and Area</b>	
<p><b>1.0</b></p>	<p><b>Description of Proposed Development</b>  Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units, 22 of which are apartments, (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building.</p> <p>Class B1b/B1c/B2 uses of the Planning Use Classes Order (NI) 2015 refer to:</p> <p>Class B1 - Business  b) as a call centre  c) for research development which can be carried out without detriment to amenity by reason of noise, vibration smell fumes smoke soot ash dust or grit</p> <p>Class B2 – Light Industry  Use for any industrial process which can be carried out without detriment to amenity by reason of noise, vibration smell fumes smoke soot ash dust or grit.</p>
<p><b>2.0</b></p>	<p><b>Description of Site</b>  Substantial brownfield site. The Ford Visteon factory was previously located on the site. The building has now been demolished and the site cleared. The site is relatively flat throughout with the footprint of the original building and the area of hard standing which provided the car park still evident. The site rises to adjoining housing to the north and west, with an embankment rising to planting along these boundaries, with an area of heavy planting to the north. A section of retaining wall is present in the North-Western corner of the site. The lies more open to the east along the motorway with some semi-mature sporadic planting. There are two established access roads leading to the site, one from Finaghy Road North to the east of the site and one from Blacks Road to the west, running parallel and adjacent to the Mayfield development.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<p><b>3.0</b></p>	<p><b>Planning History</b></p>
<p><b>3.1</b></p>	<p>Z/2008/0803/RM – In September 2009 a mixed use residential (210 No. residential units) and class B business park development (3,345 sq m) was approved on the southern part of the site on 6.85ha. This represents approximately 75% of the area of the site in question under this current application. The northern portion of the factory was to be retained and a higher density housing development which included a number of apartments was approved along with a business park located in a similar area on the site to this proposal. The application was considered to comply with the matters reserved in the outline application Z/2006/2339/O approved in August 2007.</p>
<p><b>3.2</b></p>	<p>There are previous approved planning applications on lands immediately adjacent to the site. Along the eastern boundary was granted permission under Z/2008/0993/F (Development comprising of 24 no. townhouses and 29 no. apartments, approved 11th August 2010) and along the northern boundary Z/2002/2135/F (Proposed housing development comprising of 44no. townhouses and 12no. semi-detached dwellings, approved 26th March 2008). There is currently a line application with the Council under reference Z/2013/0120/F which is a renewal of Z/2002/2135/F.</p>

<b>4.0</b>	<b>Policy Framework</b>
<b>4.1</b>	<b>Belfast Metropolitan Area Plan 2015</b>
<b>4.2</b>	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 2 – Natural Heritage</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 4 – Planning and Economic Development</p> <p>Planning Policy Statement 7 – Quality Residential Environments</p> <p>Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation</p> <p>Planning Policy Statement 12 – Housing in Settlements</p> <p>Planning Policy Statement 15 - (Revised) Planning and Flood Risk</p> <p>Creating Places</p>
<b>5.0</b>	<p><b>Statutory Consultees</b></p> <p>Transport NI – No Objection subject to conditions</p> <p>Rivers Agency – No Objection subject to conditions</p> <p>NIWater – No Objection subject to conditions</p> <p>NIEA Historic Monuments Unit – No Objection subject to conditions</p> <p>NIEA Waste Management Unit – No Objection subject to conditions</p>
<b>6.0</b>	<p><b>Non-Statutory Consultees</b></p> <p>Environmental Health BCC – No Objection subject to conditions</p> <p>NIHE</p> <p>Invest NI</p>
<b>7.0</b>	<p><b>Representations</b></p> <p>105 letters of objection and 4 petitions were received with a total of 854 signatures. A total of approx 955 objections. The objections received to date raise a wide range of issues which can be summarised into 8 distinctive categories which are set out below:</p> <p><b>1. Loss of Economic Land, Economic development and Policy PED7 of Planning Policy Statement 4.</b></p> <ul style="list-style-type: none"> <li>- Permanent loss of Economic Development Land.</li> <li>- Proposal does not meet any of the exceptions under Policy PED7 of PPS4;</li> <li>- Proposal does not contain a significant element of economic use (as per Policy PED7 of PPS4).</li> <li>- The proposal will not bring about substantial community benefits (as per Policy PED7 of PPS4).</li> <li>- It has not been adequately demonstrated that the site would be unsuitable for industrial, storage or distribution purposes (as per Policy PED7 of PPS4). Given the previous use, the level of employment and the accessibility and location adjacent to motorway it would suggest that it is suitable for such a use.</li> <li>- Links between closure of former factory in 2009 and global economic recession, and not because site is unsuitable for economic activity.</li> <li>- Uncertainty as to when proposed business units will be developed.</li> <li>- The proposal fails to deliver on the objective of achieving economic development to secure higher living standards whilst protecting and enhancing the environment as per PPS1 General Principles (now superseded by the Strategic Planning Policy Statement for Northern Ireland).</li> <li>- The proposal is a significant departure from the draft Belfast Metropolitan Area Plan as the site is zoned as a major area of existing employment/ industry.</li> <li>- Previous approval (Z/2008/0803/RM) retained a 'substantial economic development use'.</li> <li>- Limited capacity for such economic land uses in Belfast and need for additional space, particularly when economy starts to grow again.</li> <li>- The present use does not have a significant adverse impact on the character</li> </ul>

or amenities of the surrounding area.

- Given level of contamination to the site is only suitable for commercial/business uses and not residential.
- The proposal is contrary to Policy PED8 of PPS4.

## **2. Traffic, Transport and Road Safety**

- No vehicular linkage between Blacks Road and Finaghy Road.
- Intensification of use of existing public roads and increase in volumes of traffic and subsequent environmental impact and impact on amenity and road safety.
- Poor linkages to public transport.
- The date on which traffic surveys were conducted (May 2013) is unrepresentative of traffic flow.
- No traffic calming or traffic control measures within the proposed layout.
- No neighbourhood facilities provided.
- Inadequate car parking for employees within proposed development.

## **3. The proposal is contrary to Planning Policy Statement 7 and 12 – Housing Layout.**

- The proposal fails to create a quality residential environment.
- The proposal will have an adverse impact upon the character of the area.- The proposal is contrary to the social housing strategy outlined in BMAP. It could displace other sites zoned for social housing.
- The proposal fails to comply with Policy HS2 of PPS12 in that no evidence has been provided to justify the mix of housing types and tenure to meet the requirements of HS2.
- The proposal will fail to create a balanced and sustainable community.

## **4. Planning Policy Statement 8 open Space**

- Inadequate provision for leisure and play facilities within the development
- Limited surveillance over proposed 'linear park'.
- The proposal prejudices comprehensive development of the site.

## **5. Natural Environment and Environmental Impact**

- The proposal fails to adequately safeguard wildlife in or near the site.
- The proposal will compound the local flooding risk.
- The need for a comprehensive EIA.
- HRA required given potential impact on Belfast Lough.
- Significant public health risk.

## **6. Contamination**

- Decontamination works will adversely impact upon residential amenity and environmental quality.
- Public health risk given proposed residential end-use.
- Uncertainty in reports.

## **7. Impacts upon infrastructure**

- The proposal will put pressure on existing water supply and sewage infrastructure.
- The proposed number of houses will put pressure on school places.

## **8. Planning Legislation**

- - The application should be accompanied by an EIA and should be considered under Article 31

9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>- The Principle of the re-development of the site for the proposed uses; loss of land last used for an economic and employment use at this location; the acceptability of housing at this location; the acceptability of business units at this location;</li> <li>- Impacts on the Environment and Amenity;</li> <li>- Impact on existing roads infrastructure.</li> </ul>
9.2	<p><b><u>Principle of redeveloping the site and the proposed use at this location</u></b></p> <p>Due to the former industrial use on the site, the site was previously zoned for business and employment in the draft Belfast Metropolitan Plan 2015. BMAP was formally adopted in September 2014 and the application site is located on unzoned (white) land within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The proposal is therefore considered to be in accordance with the current development plan.</p>
9.3	<p>The proposal has been assessed against the SPPS which states that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. These are set out and considered below.</p>
9.4	<p><b><u>Loss of Land last used for Economic Use</u></b></p> <p>The proposal has been assessed under Policy PED7 of PPS4 given the former use on the site. The policy states that on unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy; or</li> <li>(b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use; or</li> <li>(c) the proposal is for the development of a compatible <i>sui generis</i> employment use of a scale, nature and form appropriate to the location; or</li> <li>(d) the present use has a significant adverse impact on the character or amenities of the surrounding area; or</li> <li>(e) the site is unsuitable for modern industrial, storage or distribution purposes; or</li> <li>(f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not; or</li> <li>(g) there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity.</li> </ul>
9.5	<p>In this instance criterion (b) applies given that the proposal is a mixed use development consisting of residential, Class B business Uses, Community Building and areas of open space.</p>
9.6	<p>In terms of assessing the acceptability of the scheme it is therefore the significance of the proposed Class B and the community benefits which would be brought about as a result of the development that should outweigh the loss of the existing land for economic development use. Before exploring this further it is important to look at the planning history on the site, and most significantly the planning approval Z/2008/0803/RM.</p>
9.7	<p>Z/2008/0803/RM for a mixed use residential (210 No. residential units) and class B</p>

	<p>business park development (3,345 sq m) on 5.9Ha site (approved 17th September 2009). This approval occupies approximately 77.55% of the area of the application site and is a material consideration in the assessment of the current proposal. 2,973 square metres of the approved non-residential element of this previous scheme was business use covering an area of approximately 1.15Ha with approximately 14, 353 square metres remaining of the factory's floorspace on approximately 2Ha.</p>
9.8	<p>A letter was sent from the then Belfast Area Planning Office to the agent on 5<sup>th</sup> November 2014 outlining their stance on PED7. It was stated that the proposal as it stood at the time was contrary to Policy PED7 in that the provision of 3,569 sq. metres of business units on 1.2Ha was not considered a significant element of economic use. It was stated that in order to comply with the requirements of PPS4 the proportion of the site area retained for business use and/ or the amount of business floorspace should be increased. The letter also stated that if a significant element of economic development is provided, the Department would require either a negative condition or a planning agreement to ensure the delivery of the business units prior to the occupation of the residential units.</p>
9.9	<p>In response to the Planning Service's letter dated 5th November 2014 the proposal was amended to provide an additional level of commercial/ economic use floorspace with an additional floor of such floorspace added to both blocks A and B. The current proposal, as amended, covers the entire 7.6Ha of the site (excluding access road and site lines). This includes a total of 6,075 square metres of business space (an increase of 2,506 sq metres) on approximately 1.2Ha of land, equating to approximately 16% of the site area.</p>
9.10	<p>The previous approval (Z/2008/0803/RM) permitted the loss of approximately 20,647 square metres of business floorspace, with the provision of 2,973 of new business floorspace amounting to 14% of this lost floorspace. The previous factory building had a floor area of approximately 35,000 square metres. The proposed 6,075 square metres of business floorspace equates to 17.35% of the 35,000 square metres of lost business floorspace present on the site. This is almost a 3.5% increase in the percentage of retained business floorspace from the previous approval, albeit the previous approval did include the retention of a significant part of the factory.</p>
9.11	<p>Given the level and quality of floorspace provision, when balanced with the loss of factory floorspace and the level of commercial/ economic floorspace provision in the previous approval, on balance it is considered that the proposal is compliant with Policy PED7 of PPS4. A significant element of economic development use has been provided within the proposed scheme. It is also considered that the proposal, which includes a residential element which will provide both social and affordable housing, and a community building will bring substantial community benefits that will outweigh the loss of land for economic development use. The concentrated level of employment floorspace, although significantly less than the factory which occupied the site, offers a more intensive type of business use (B1b, B1c and B2), that can create more jobs per sq metre than the level of employment experienced in the former factory.</p>
9.12	<p>In terms of the delivery mechanism for providing the commercial/ economic element of the proposal it is important to consider that each potential occupier of the proposed units will have their own specific needs in terms of the buildings form, layout and associated service provision. The factory building has now been removed from the site and a significant effort has been made to put forward a satisfactory remediation scheme that will clean up what is a contaminated site, a legacy of the former land use. The development will provide a fully serviced and remediated site which can accommodate a substantial level of economic floorspace, and offer a more attractive site which is more economically viable to develop, which should in turn provide a significant level of</p>

	<p>employment. The agent has stated the site has been marketed at lucrative rates since the closure of the factory to no avail with no interest in the site from the public or private sector. Independent reports by Lisney and Belfast City Council have suggested that there is an availability of undeveloped land in the West Belfast area, particularly at Forthriver Business Park and Springbank Industrial Estate. The Council's feasibility study suggests approximately 15 hectares of zoned employment/ industrial land remains undeveloped. To ensure the proposal is in keeping with PED7, a condition has been proposed to secure the delivery of the business units.</p>
9.13	<p>Another key factor within PED7 is the requirement that the mixed use proposal will bring about substantial community benefits that will ultimately outweigh the loss of economic land. There is no doubt that the scale of provision of social and affordable housing will benefit a section of the community. Evidence, in the form of figures presented in the Housing Executive's (Belfast District Housing Plan and Local Housing Strategy 2014/2015), (March 2014), suggesting that in the Andersonstown area alone there is a significant requirement for social housing with a total 1,469 applicants. The proposal will also provide a community building which will not only cater for the needs of the residents of the proposed dwellings but also potentially the residents in the dwellings off the Blacks Road and beyond.</p>
9.14	<p>Of course the regeneration of a vacant former industrial site shall in itself be beneficial but it is arguable as to whether or not that this would bring about substantial community benefits. What will bring about substantial community benefits will be the provision of commercial/ economic/ employment units which will in turn provide jobs for people in the immediate area and beyond on what is currently a disused former industrial site.</p>
9.15	<p>In the supporting letter submitted with the amended plans the agent had also raised the argument that as the site is now unzoned in the Belfast Metropolitan Area Plan and the site has effectively been declared unsuitable for modern industrial purposes through the area plan process. Although it has been suggested by the agent that the site is no longer suitable for modern industrial purposes insufficient information has been provided to prove this.</p>
9.16	<p><b><u>Proposed Residential Development</u></b> The proposal has been assessed against Policy QD1 of PPS7. All proposals for residential development will be expected to conform to all of the following criteria:</p>
9.17	<p>(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas; The residential element of the proposal consists of a mix of 244 dwelling units, with 8 detached dwellings, 42 semi-detached dwellings, 172 townhouses and 22 apartments. This has provided a degree of interest in the built form with distinctive areas created throughout the proposed layout creating a sense of place. These are laid out in blocks fronting onto the proposed roadways and overlooking areas of proposed open space. The parking has been provided in the form of communal parking bays, roadside parking and in-curtilage parking, ensuring a variety in terms of the proposed streetscape with planting and small hedges provided to the front of many of the dwellings creating a sense of place and providing a high quality environment.</p> <p>In terms of the surrounding context the proposed density and housing mix are reflective of the residential character of the developments abutting the site and those within the surrounding area with a mix of semi-detached and terraced housing to the west of the site in the developments located off Brooke Park. The density of the proposed development, certainly in terms of the dwellings is not dissimilar to that of these adjacent</p>

	<p>developments, with modest levels of private amenity to the rear of the proposed dwellings ensuring that it is by no means an unacceptable density in this context. Another consideration in terms of the overall quality of the scheme and certainly in terms of the proposed density is the previous approval on part of the site (Z/2008/0803/RM) for a total of 210 units. Given the proposed site is approximately one and a half times the area of the previously approved site with only 34 additional units proposed the density of the proposed scheme is lower.</p>
9.18	<p>(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development; No archaeological features have been identified on the site. Boundary vegetation is to be retained and NIEA have welcomed the level of tree retention on the site. A number of mature trees are to be retained along the south/ south-western boundary of the site, including 9 birch trees, 3 alders, an oak and a sycamore.</p>
9.19	<p>(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area; Open Space provision will be discussed in detail under Policy OS2 at paragraph 9.26.</p>
9.20	<p>(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; Given the scale of the proposal such neighbourhood facilities are not required, however a community building has been proposed which will provide a welcomed facility for the 244 dwelling units.</p>
9.21	<p>(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures; The residential element of the development utilises the existing access onto the Blacks Road and provides pedestrian access to existing public transport networks. The non-residential element utilises an existing access onto Finaghy Road North. Traffic calming measures have been provided in the form of raised tables and speed control humps. TransportNI are satisfied with the speed control measures provided.</p>
9.22	<p>(f) adequate and appropriate provision is made for parking; TransportNI is satisfied with the car parking provision and its arrangement.</p>
9.23	<p>(g) the design of the development draws upon the best local traditions of form, materials and detailing; The built form, in terms of the residential element of the proposal, with the rows of two and two and a half storey terraced and semi-detached dwellings, reflects the character of the adjoining residential areas to the west of the site off Blacks Road including Brooke Park, Arlington Park and Mayfield Square. The mix of red brick and off-white render finish reflects the finishes and material of both the more established and newer dwellings that bound the site to the north and west.</p>
9.24	<p>(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; None of the proposed dwellings immediately abut the boundary with adjoining residential properties. Given that the existing dwellings to the north and west of the site</p>

	<p>sit at a much higher level than the proposed dwellings, with generous separation distances across the linear park, there will be no adverse impact on the amenity of adjoining properties. Furthermore the layout will not impact on the layouts of the proposed housing developments along the eastern and northern boundary.</p>
9.25	<p>(i) the development is designed to deter crime and promote personal safety. All car parking is located in areas which would encourage an optimum level of surveillance. All open space areas are positioned in such a way that would discourage anti-social behaviour and enclosed spaces and walkways behind building lines and behind proposed dwellings have been avoided. All rear gardens are well enclosed.</p>
9.26	<p>The proposal has been assessed against Policy OS2 of PPS8. Integral communal open space has been provided in the form of three 'village green' areas and a 'linear park' (as referenced on the proposed site layout) along the eastern part of the site. The area of the site is approximately 7.6 Hectares. Therefore an area of at least 7,600 square metres (10% of the site area) should be given over to communal open space. The total area of open space provision amounts to approximately 10,000 square metres, over 14% of the area of the site.</p>
9.27	<p>The proposal has been assessed against Policies PCP3, PCP4, HS2 and HS4 of PPS12. The site is located in a highly accessible and sustainable location which utilises the existing vehicular links to Finaghy Road North and Blacks Road, and in turn providing pedestrian and vehicular access to the existing road and public transport networks. Pedestrian access to the Blacks Road and beyond has been facilitated to the west with links through existing streets to the Bus Terminus to the North-West of the site off Brooke Drive and to the wider Citybus and Ulsterbus networks. The design concept approach has been assessed under Policy QD2 of PPS7 above.</p>
9.28	<p>A significant element of the proposed housing is social housing with 196 dwellings of mixed types proposed to help address the wider social housing need in West Belfast. Figures quoted from the Northern Ireland Housing Executive's (Belfast District Housing Plan and Local Housing Strategy 2014/2015), (March 2014), stated that in the Andersonstown Ward (within which the site is located) there were a total of 1,469 applicants for social housing.</p>
9.29	<p>In terms of policy PCP4 and providing a balanced community affordable housing units have been dispersed through the development with the mix of tenures providing an opportunity for first time buyers to get onto the housing market whilst also addressing the wider housing need in the Andersonstown and wider West Belfast areas (as stated above). A community building has been proposed which will help bolster a sense of place within the housing element of the proposal and assist in meeting the wider needs of the community not only within the site but also in the adjoining housing developments.</p>
9.30	<p>As the residential element of the proposal contains more than 25 units HS4 requires that a mix of house types and sizes should be provided. A mix of house types is secured with the provision of 8 detached special needs bungalows, 42 semi-detached dwellings, 172 townhouses and 22 apartments.</p>
9.31	<p><b><u>Impact on the Environment and Amenity</u></b>  Paragraphs 4.11 and 4.12 of the SPPS states that there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development. The</p>



	<p>planning system can also positively contribute to improving air quality and minimising its harmful impacts. Additional strategic guidance on noise and air quality as material considerations in the planning process.</p>
9.32	<p>Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.</p>
9.33	<p><b><u>Contaminated Land</u></b>  Environmental Services Department of Belfast City Council welcomed the approach suggested by White Young Green to review the intrusive work results of previous investigations on the current and surrounding sites, undertake additional sampling where necessary and provide the Planning Service with a Generic Quality Risk Assessment. Based on the outcome of an initial risk assessment, they initially stated in a response dated 3rd February 2014 that a Remediation Strategy may be required.</p>
9.34	<p>WYG recognised that as a result of historic site activities the following risks could occur;</p> <ul style="list-style-type: none"> <li>- Unacceptable risks to future site users was identified from soils impacted with asbestos, metals, hydrocarbons, poly aromatic hydrocarbons (PAHs) and volatile organic carbons (VOCs)</li> <li>- Unacceptable risks to future site users from shallow groundwater impacted with PAHs, hydrocarbons and VOCs</li> <li>- Unacceptable risks to the water environment were identified from groundwater impacted with PAHs, hydrocarbons and VOCs.</li> </ul>
9.35	<p>WYG confirmed that the soil and groundwater remedial criteria will be informed by the outcome of site specific human health and hydrogeological detailed quantitative risk assessments (DQRAs). WYG note that the remediation strategy may include storage tank removal, soil source removal, enhanced bioremediation, a capping layer, vapour proof membrane in buildings and monitored natural attenuation (MNA).</p> <p>Environmental Services Department of Belfast City Council recognised that the report presents the findings of several phases of intrusive site investigation and Generic &amp; Detailed Quantitative Risk Assessments (GQRA &amp; DQRA), followed by an Outline Remediation Strategy. The Environmental Services Unit welcomed the phased approach taken by WYG to investigating and understanding the risks posed by potential land contamination at this site and acknowledges the substantial body of data that has been accumulated.</p>
9.36	<p>WYG has identified that possible risks to human health could be associated with the site and its proposed development due to the presence of contaminants in shallow soils and shallow groundwater and that a multi-faceted remediation approach would be required to mitigate these risks should the proposed development proceed. With respect to protection of human health, the suggested remediation strategy includes: decommissioning of former tanks and infrastructure; treatment of shallow soil hotspots; in-situ treatment of shallow groundwater; provision of a capping layer of clean soils; and the installation of gas and vapour protection measures within the proposed buildings. Contaminants were also identified in deeper groundwater. The DQRA presented by WYG indicates that these would not pose a risk to human health.</p>

9.37	Environmental Services Department is satisfied that a sufficient level of investigation and risk assessment has been undertaken in order to identify and assess the potential pollutant linkages at the site and that the prescribed outline remediation measures will mitigate these.
9.38	However, it expressed some concerns about the assessment of risks posed to human health by contaminants identified in the deep groundwater (sand and sandstone). With regards to the assessment of risks posed to offsite human health receptors, the delineation of the source area for use in the DQRA allows for 20m of attenuation within the applied model between the source area and the site boundary compliance point. Clarification on how this source area was delineated is required and additional confidence in the presence of this 20m attenuation zone is sought.
9.39	In addition, in order to have confidence that the recommended in-situ treatment for the remediation of shallow soil and groundwater contamination will be both appropriate and effective in the context of the former Visteon site, Belfast City Council requested that specific examples of where the recommended technologies have been successfully applied to the same contaminant types in similar ground conditions are provided.
9.40	Contaminated Land Risk Assessment and Outline Remediation Strategy Addendum May 2014
9.41	Having considered the WYG Environment (WYG) updated risk assessment and supporting information, NIEA Land and Resource Management Unit (now Waste Management Unit) advised that further updating of the hydrogeological risk assessment was required to identify all unacceptable risks to the water environment. Following the revision of the risk assessment, an updated remediation options appraisal is required to inform the development of a detailed remediation strategy to effectively manage all identified unacceptable risks.
9.42	They have stated that management of future liabilities to off-site health and environmental receptors from migration of impacts in shallow and bedrock groundwater, needs to be mitigated through the identification of a DQRA compliance point located at the red line boundary of the application site only. WYG propose decommissioning the factory process area (including the area of Arco drains) and all remaining storage tanks. WYG confirm that soil and groundwater validation samples will be screened against generic assessment criteria (GACs) for a residential end use as remedial criteria. However, the hydrogeological risk assessment should be updated with the additional site data collected following site clearance.
9.43	There is confidence that the unacceptable risks will be identified given the level of data provided to date, and it would certainly appear that the applicant is fully committed to cleaning up the site, which is currently contaminated, in order to make it safe for the proposed end use. Environmental issues that would arise as a result of the development have been proved negligible.
	<b><u>Noise and Vibration</u></b>
9.44	The Noise and Vibration Assessment prepared by RPS dated August 2015 included the potential noise and vibration impact associated with construction activities from the proposed development.
9.45	Table 4.3 of the report lists predicted worst-case noise levels at a range of the nearest noise sensitive properties as a result of the proposed construction activities. The table illustrates that there is potential for significant construction noise impacts. It will therefore be necessary for mitigation measures to be put in place in order to ensure that

	<p>construction noise levels do not significantly impact on the nearest noise sensitive residential and educational premises. This can be dealt with via appropriate conditions to ensure the necessary mitigation measures are put in place. It is also important to consider the previous use on the site and the noise which would have been associated with this use.</p>
9.46	<p>The report also demonstrates that the increase in traffic flow both during construction and operation of the proposed development will not significantly impact on the noise sensitive premises adjoining the proposed development.</p>
9.47	<p>Environmental Health has requested an updated Noise and Impact Assessment to reflect the changes made to the proposed business units. However given the impact is considered to be lessened it is considered that conditions can be attached to any permission and could be delegated to the Director should the application be approved.</p>
	<p><b><u>Air Quality</u></b></p>
9.48	<p>The Air Quality Impact Assessment submitted with the application has demonstrated that the proposed development will have a negligible impact on local air quality as a result of traffic-derived pollutants and future users will not be exposed to pollutant concentrations in excess of the relevant ambient air quality limit values. As a result Environmental Services Department has no concerns regarding the air quality impacts of the development proposal.</p> <p>Environmental Services Department have offered no objections to the proposal and have requested that consideration is given to conditions being attached to any approval, should approval be granted, to ensure the occupiers of nearby commercial premises are not affected by odours from cooking operations associated with the hotel development. These conditions are detailed below.</p>
	<p><b><u>Site Drainage</u></b></p>
9.49	<p>The proposal has also been assessed against Policy FLD3 of the revised PPS15. Flood Risk and Drainage assessment MCL316-01_DG01, Rev3, dated 18th November 2013 Rivers Agency has reviewed the above document and have accepted that a proper methodology has been applied and have accepted the summary. The assessment stated that the site is not affected by fluvial or coastal flooding and has no potential to be directly impacted by or have impact upon a floodplain. It is also stated that the development has no potential to affect designated flood defences.</p>
	<p><b><u>Natural Heritage</u></b></p>
9.50	<p>The proposal has been assessed against Planning Policies of PPS2.</p> <p>In light of the bat survey information submitted NIEA consider that the survey effort is proportional to the risk associated with the site. As the remaining surveys were carried out during optimum conditions, meet their specifications and recorded a limited number of species, they therefore consider that the survey meets requirements. NIEA Natural Heritage considered that the overall potential risk/ impact to bats on site is low.</p> <p>NIEA Natural Heritage has welcomed the retention of the majority of the vegetation on site and consider that the proposed soft landscaping on site is a way in which the biodiversity of the site can be enhanced.</p> <p>NIEA went on to recommend that should approval be granted trees referenced as No. 2, 3, 4, 5, 6, 7 and 8, as shown on Map 2 pp.12 of the 'Evaluation of the ecological impacts of the proposed redevelopment of the Visteon factory site' (9 birch trees, 3 alders, an oak and a sycamore), shall have temporary fencing erected. This must be in line with</p>

9.51	<p>the root protection specifications as detailed on pp.24 of the same report, under the heading of 'Extent of Root Protection Zone'. There shall be no construction activity or associated works within the fenced area. The temporary fencing must be in place prior to any works commencing on site, and can be dismantled whenever construction activity is complete on site. A condition, requiring such fencing to be erected, will ensure that there will be no adverse environmental impact on the mature trees on the site.</p> <p>NIEA Natural Heritage offered no comment in terms of any potential impact on the SLNCI to the north of the site.</p> <p><b><u>Transport, Parking and Access</u></b></p> <p>The proposal has been assessed against Policies AMP1, AMP2, AMP6, AMP7 and AMP8 of PPS3. Transport NI is satisfied with the proposal subject to a number of conditions. These conditions are detailed below in section 11 and include the provision of Travel Cards to promote sustainable modes of transport.</p>
9.52	<p><u>Objections</u></p> <p>105 letters of objection and 4 petitions were received with a total of 854 signatures. A total of approx 955 objections. The reasons for objection included within these representations have been summarised and are considered point by point below:</p> <p><b>1. Loss of Economic Land, Economic development and Policy PED7 of Planning Policy Statement 4.</b></p> <p>This issue has been dealt with in more detail under PED7 of PPS4 at Paras 9.4-9.15 above. It is felt that the proposal meets one of the exceptions under this policy and the loss of economic land is adequately outweighed by the regeneration benefits proposed through this mixed use scheme. .</p> <p><b>(i) Proposal does not meet any of the exceptions under Policy PED7 of PPS4</b></p> <p>For reasons more thoroughly addressed under the PPS4 consideration 4 above it is felt that the proposal meets exception (b) of PED7 in that a significant element of economic development use has been provided within the proposed scheme.</p> <p><b>(ii) Proposal does not contain a significant element of economic use (as per Policy PED7 of PPS4)</b></p> <p>This issue is addressed in detail under Policy PED7 of PPS4. The level of commercial/ economic floor space has been increased to 6,075 square metres of business space (an increase of 2,506 sq metres from that initially proposed in the original scheme).</p> <p><b>(iii) The proposal will not bring about substantial community benefits (as per Policy PED7 of PPS4)</b></p> <p>The proposal will provide social and affordable housing in an area of housing need. The Housing Executive, in March 2014, had received 1,469 applications for social housing. In March 2014, there were 10,259 applicants registered on the waiting list for social housing in Belfast; 5,976 were in housing stress (Belfast District Housing Plan and Local Housing Strategy 2014/2015 <i>Housing Executive</i>).</p> <p><b>(iv) It has not been adequately demonstrated that the site would be unsuitable for industrial, storage or distribution purposes (as per Policy PED7 of PPS4). Given the previous use, the level of employment and the accessibility and location adjacent to motorway it would suggest that it is suitable for such a use.</b></p> <p>The proposal has not been considered an exception under this particular criterion (e) of Policy PED7 of PPS4 in that it has not been adequately demonstrated through the information provided to date that the site is unsuitable for modern industrial use.</p> <p><b>(v) Links between closure of former factory in 2009 and global economic recession, and not because site is unsuitable for economic activity.</b></p> <p>Again it has not been demonstrated that the site is unsuitable for modern industrial use but has been found to be an exception under criterion (b) of Policy PED7 of PPS4.</p> <p><b>(vi) Uncertainty as to when proposed business units will be developed.</b></p>

A Condition is to be applied to address this issue.

**(vii) The proposal fails to deliver on the objective of achieving economic development to secure higher living standards whilst protecting and enhancing the environment as per PPS1 General Principles (now superseded by the Strategic Planning Policy Statement for Northern Ireland).**

The proposal is considered to comply with SPPS as set out in Para 9.3, 9.31 and 9.32 above.

**(viii) The proposal is a significant departure from the draft Belfast Metropolitan Area Plan as the site is zoned as a major area of existing employment/ industry.**

The Belfast Metropolitan Area Plan is now adopted and the site is no longer zoned.

**(ix) Previous approval (Z/2008/0803/RM) retained a 'substantial economic development use'.**

With an increased provision of economic use floorspace it is now considered that the current proposal provides a significant element of economic development use.

**(x) Limited capacity for such economic land uses in Belfast and need for additional space, particularly when economy starts to grow again.**

A significant level of economic use floorspace has been provided in the proposed development which ultimately outweighs the loss of the 'economic land use'.

**(xi) The present use does not have a significant adverse impact on the character or amenities of the surrounding area.**

It has not been demonstrated that the existing use (previous factory use) had an adverse impact on the character or amenities of the surrounding area and thus would not meet this exception (d) under Policy PED7 of PPS4.

**(xii) Given level of contamination to the site is only suitable for commercial/ business uses and not residential.**

NIEA and the Belfast City Council's Environmental Services Unit are satisfied that any contamination can be adequately removed from the site and/ or dealt with to ensure the proposed residential end use is acceptable on the site.

## **2. Traffic, Transport and Road Safety**

- i. No vehicular linkage between Blacks Road and Finaghy Road.
- ii. Intensification of use of existing public roads and increase in volumes of traffic and subsequent environmental impact and impact on amenity and road safety.
- iii. Poor linkages to public transport
- iv. The date on which traffic surveys were conducted (May 2013) is unrepresentative of traffic flow
- v. No traffic calming of traffic control measures within the proposed layout.
- vi. No neighbourhood facilities provided.
- vii. Inadequate car parking for employees within proposed development.

**Transport NI has been consulted has not objected to the proposed access arrangements for the site. The travel plan and transport assessment submitted with the application have been agreed subject to a number of conditions which will be required to be complied prior to the occupation of the residential units.**

## **3. The proposal is contrary to Planning Policy Statement 7 and 12 – Housing Layout.**

- i. The proposal fails to create a quality residential environment.
- ii. The proposal will have an adverse impact upon the character of the area.- The proposal is contrary to the social housing strategy outlined in BMAP. It could displace other sites zoned for social housing.
- iii. The proposal fails to comply with Policy HS2 of PPS12 in that no evidence has been provided to justify the mix of housing types and tenure to meet the requirements of HS2.
- iv. The proposal will fail to create a balanced and sustainable community.

**PPS 7 and 12 have been considered in greater detail through the report. Furthermore, affordable private housing is provided within the housing scheme which should in turn create a more balanced community and a mixed tenure.**

#### **4. Planning Policy Statement 8 Open Space**

- i. Inadequate provision for leisure and play facilities within the development
- ii. Limited surveillance over proposed 'linear park'.
- iii. The proposal prejudices comprehensive development of the site.

**The policies tests have been considered in the report. Given the scale of the proposal leisure facilities are not required however a playground has been proposed in one of the village greens in accordance with Policy OS2 of PPS8. A condition has been attached to ensure that the open space provision and landscaped areas are provided prior to occupation and retained thereafter. In terms of the comprehensive development of the site the land is not zoned for housing. The site can be developed in its own right and does not prejudice the comprehensive development of the site or the development of adjoining lands.**

#### **5. Natural Environment and Environmental Impact**

- i. The proposal fails to adequately safeguard wildlife in or near the site
- ii. The proposal will compound the local flooding risk
- iii. The need for a comprehensive EIA
- iv. HRA required given potential impact on Belfast Lough
- v. Significant public health risk

**NIEA have not offered any objection in terms of existing wildlife and further to the submission of a bat survey have considered that the overall potential risk/ impact to bats on site is low. Rivers Agency has offered no objections to the proposal. A detailed EIA was undertaken by the DoE and it was concluded that an Environmental Impact Statement was not necessary. NIEA have not commented on the adjacent SLNCI nor on the need for a HRA**

#### **6. Contamination**

- i. Decontamination works will adversely impact upon residential amenity and environmental quality.
- ii. Public health risk given proposed residential end-use
- iii. Uncertainty in reports

**The developer/ contractor will have to conform to environmental legislation during the construction period to minimise any potential impact on neighbouring residential properties. NIEA and Environmental Services Unit of Belfast City Council are satisfied with the proposed remediation measures to date and are content that any contamination can be adequately dealt with. Any uncertainties have been ironed out through prolonged discussions between NIEA, BCC and the agent and both in turn have offered no objection.**

#### **7. Impacts upon infrastructure**

- i. The proposal will put pressure on existing water supply and sewage infrastructure
- ii. The proposed number of houses will put pressure on school places

**NIW have been consulted and offered no objections to the proposal subject to. School places may be under pressure in the area and the additional housing proposed may result in more school places being required in the area. However evidence from.**

#### **8. Planning Legislation**

- i. The application should be accompanied by an EIA and should be considered under Article 31.

	<b>The application was screened and found not to require the submission of an environmental statement in line with the EIA Regulations.</b>
10.0	Summary of Recommendation: <b><u>Approval</u></b>
10.1	The proposed is considered to be in accordance with the development plan, taking account of all other material considerations including relevant planning policies and therefore planning permission is recommended subject conditions as set out below.
10.2	As per paragraph 9.47 above; in light of an outstanding consultation responses from Environmental Health the Director of Planning and Place would be required to be authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Application Schedule.
11.0	<b><u>Conditions</u></b>
11.1	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
11.2	The Business Units hereby approved shall only be used for Class B1b, B1C and B2 Planning (Use Classes) Order (Northern Ireland) 2015 and for no other purpose.  Reason: To ensure delivery of an appropriate form of employment use at this location in the interest of residential amenity.
11.3	A detailed phasing plan for the whole site shall be submitted and approved in writing by Belfast City Council Planning Service, identifying phases of development which should directly correlate with the associated provision of Roads and footpaths, drainage infrastructure, numbers of dwellings including boundary treatments, open space provision including children's playground and landscaping. The details shall include a plan or plans and detailed drawings illustrating the extent of each phase.  Reason: To ensure the orderly and comprehensive development of the lands in the interests of residential amenity and character and appearance of the area.
11.4	In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit the Council shall be notified, and no later than three years from that date the Business Unit shown as Block C and the Community Centre, and associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this.  Reason: To ensure the retention of accessible employment opportunity at the site and to ensure community benefit is secured in the interests of sustainable development.
11.5	In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the 122 <sup>nd</sup> residential unit the Council shall be notified and no later than three years from that date the Business Unit shown as Block B, and its associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this.  Reason: To ensure the retention of accessible employment opportunity at the site and

	to ensure community benefit is secured in the interests of sustainable development.
11.6	<p>In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the final residential unit the Council shall be notified and no later than three years from that date the Business Unit shown as Block A and its associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this.</p> <p>Reason: To ensure the retention of accessible employment opportunity at the site and to ensure community benefit is secured in the interests of sustainable development.</p>
11.7	<p>The proposed open space shall be provided in accordance with Drawing 31a date stamped 30.09.2014, and shall be completed, prior to the commencement of any subsequent phase of development as agreed in writing under condition 3 of this permission.</p> <p>Reason: In the interest of visual amenity and the character and appearance of the area.</p>
11.8	<p>All windows, to be finished, in obscure glass shall be installed before the occupation of any dwelling hereby permitted as indicated on the approved plans, shall be permanently retained, and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Belfast City Council Local Planning Authority.</p> <p>Reason: In the interests of amenity</p>
11.9	<p>Prior to the occupation of each dwelling hereby approved, boundary walls and fencing in association with each dwelling 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>
11.10	<p>No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).</p> <p>Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
11.11	<p>The developer shall inform Belfast City Council on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>



11.12	<p>Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.</p> <p>Reason: To respect the topography of the site and to ensure the protection of existing landscape features.</p>
11.13	<p>All hard and soft landscape works shall be completed in accordance with the approved drawings, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / part of the development hereby approved.</p>
11.14	<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]'.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
11.15	<p>Trees and vegetation to be retained within the site and proposed planting as indicated on the approved drawings, 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 Council. 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>
11.16	<p>Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Council 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 Belfast City 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>
11.17	<p>Prior to development any remaining fuel storage tanks and associated infrastructure shall be fully decommissioned in line with Pollution Prevention Guidance No 2 (PPG2) and No 27 (PPG27). Soil and groundwater samples shall be removed and analysed for a suitable analytical suite. Any contaminated material shall be removed and/ or treated if found to be present. Details of the decommissioning and removal of the storage tanks and associated site data should be reported in writing in a remediation verification report.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>

11.18	<p>Prior to development, the Council shall receive in writing an update of the hydrogeological risk assessment as presented in the White Young Green Environment (WYG) “Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum”, dated May 2014. This update should present;</p> <ul style="list-style-type: none"> <li>a) Site shallow groundwater hydrocarbon and chlorinated solvent analytical data as outlined in WYG Environment Ltd (WYG) “Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum”, dated May 2014 and Letter 6<sup>th</sup> October 2014.</li> <li>b) Analytical data for chlorinated solvent bedrock remediation field studies as outlined in WYG Environment Ltd (WYG) Letter 6<sup>th</sup> October 2014.</li> <li>c) Confirmation of all unacceptable risks to environmental receptors based on an updated risk assessment for the shallow and deep groundwater bodies.</li> <li>d) Remedial criteria for hydrocarbons and chlorinated solvents in shallow groundwater and chlorinated solvents in bedrock groundwater to be met through the remedial strategy.</li> </ul> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.19	<p>Prior to commencement of the proposed development, the Council shall receive in writing for its agreement, a revision of the remediation strategy as presented in the White Young Green Environment (WYG) “Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum”, dated May 2014. This remediation strategy should provide;</p> <ul style="list-style-type: none"> <li>a) Confirmation of all unacceptable risks to environmental receptors and the remediation conceptual site model (CSM).</li> <li>b) The remediation, criteria, measures and timelines proposed to mitigate all unacceptable risks to shallow and bedrock groundwater environmental receptors for each proposed phase of development works (including maps/ plans showing the remediation design and implementation plan). The proposed measures need to be supported by the relevant site pilot and demonstration data.</li> <li>c) Provision of a detailed remedial programme and timetable and the proposed development timetable supporting the phased development of the site to ensure no new contamination and risks are introduced post development.</li> <li>d) Details of proposed <b>shallow</b> groundwater monitoring network, analytical suite and programme pre, during and post construction for each proposed phase of development to demonstrate that all unacceptable risk to the shallow groundwater environment have been managed.</li> <li>e) Details of proposed <b>bedrock</b> groundwater monitoring network, sampling and analytical programme pre and during development work to demonstrate that all identified unacceptable risk to the <b>bedrock</b> water environment have been managed. Timelines for sampling, review and lifetime of the bedrock groundwater monitoring programme post development work needs to be provided.</li> </ul> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.20	<p>After completing the shallow groundwater remediation works under Conditions 3 and 4; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. 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 the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>

11.21	<p>After completing the bedrock groundwater monitoring referred to in Para 11.19, a final verification report must to be submitted in writing and agreed with the Council. 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 the remediation and monitoring works undertaken to demonstrate the effectiveness of the works in managing all risks and achieving the remedial objectives for bedrock groundwater and should present:</p> <ul style="list-style-type: none"> <li>a) Details of the bedrock groundwater installation network and monitoring programme pre, during and post development for each phase of development.</li> <li>b) Details of the long term bedrock groundwater installation network and monitoring programme across all phases of development post development.</li> </ul>
11.22	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>Prior to the commencement of the proposed development, the applicant shall provide a Detailed Remediation Strategy / Implementation Plan which clearly describes each of the pollutant linkages identified at the site and how all unacceptable risks posed to human health will be managed. This must incorporate an updated risk assessment to be completed using all of the site data, including the data from the proposed MNA feasibility monitoring works and the in-situ remediation pilot studies as described in WYG report dated 26<sup>th</sup> January 2015. The Remediation Strategy must be prepared in line with best practice and guidance and be submitted to the Council and agreed in writing by its Environmental Protection Unit.</p>
11.23	<p>Reason: Protection of human health.</p> <p>Prior to occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report in relation to the management of land contamination which demonstrates that all possible risks to human health have been managed. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for its proposed end-use. It must demonstrate that all of 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.</p>
11.24	<p>If necessary, given the scale of the development, separate Verification Reports for individual phases of the development can be provided in order to facilitate phased occupation. If the Council deems that such reports are necessary, they must be provided and agreed in writing by Belfast City Council's Environmental Protection Unit prior to occupation of that development phase.</p> <p>Reason: Protection of human health</p>
11.25	<p>Parking shall be provided in accordance with the approved plans. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p>
11.26	<p>Cycle parking shall be provided in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>

11.27	<p>The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.28	<p>Pursuant to 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:4146-C201 Rev T6 &amp; 4146-C200 Rev T6 bearing the TransportNI determination date stamp 8/10/15.</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p>
11.29	<p>Prior to the occupation of the last dwelling, a One Year Residential Travel Card shall be provided free of charge with the purchase / allocation of 85 of the 244 residential units, (equivalent to 35% of the development.) Travel Cards will be allocated by Fold Housing Association / Developer so as to provide best uptake of the scheme. Evidence of the issuing of these cards must be provided to Belfast City Council Planning Service.</p> <p>Reason: In the interests of promoting public transport and reducing the reliance on the private car.</p>
11.30	<p>All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building[s] hereby approved.</p> <p>Reason: In the interests of visual amenity.</p>
11.31	<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 Council. 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><u>Informatives</u></p> <p>If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Council 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 Council in writing, and subsequently implemented and verified to its satisfaction.</p> <p>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</p>	

agreement under seal for himself and his successors in title with the Department of Environment to make the roads and sewers in accordance with the Private Streets Construction Regulations (NI) 1994 as amended.

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 Regulations (NI) 1994 as amended.

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.

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

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

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.

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

Developers should be aware of the Private Streets (Construction)(Amendment) Regulations (Northern Ireland) 2001 which came into effect on 01 May 2001. Design for any Street Lighting schemes will require approval from TransportNI Street Lighting Central Design Unit, Hydebank, 4 Hospital Road, Belfast BT8 8JL, telephone (028) 9025 3256.

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).

## ANNEX

<b>Date Valid</b>	9th December 2013
<b>Date First Advertised</b>	9th January 2014
<b>Date Last Advertised</b>	25th September 2015

### **Details of Neighbour Notification (all addresses)**

Ernie Thompson  
58 Mayfield Square, Belfast, BT10 0QR  
1 Appleton Park, Ballymoney, Belfast, Antrim, BT11 9JE,  
1 Arlington Park Ballyfinaghy Belfast  
1 Brooke Park Ballyfinaghy Belfast  
1 Castlewood Manor Ballymoney Belfast  
1 Mayfield Close Ballyfinaghy Belfast  
1 Mayfield Square Ballyfinaghy Belfast  
1 Moor Park Avenue Ballyfinaghy Belfast  
1 Moor Park Drive Ballyfinaghy Belfast  
1 Moor Park Gardens Ballyfinaghy Belfast  
1 Moor Park Mews Ballyfinaghy Belfast  
1 Woodland Grange Ballymoney Belfast  
10 Arlington Park Ballyfinaghy Belfast  
10 Brooke Park Ballyfinaghy Belfast  
10 Castlewood Manor Ballymoney Belfast  
10 Dunmurry Lodge Dunmurry Belfast  
10 Mayfield Square Ballyfinaghy Belfast  
10 Moor Park Avenue Ballyfinaghy Belfast  
10 Moor Park Drive Ballyfinaghy Belfast  
10 Moor Park Gardens Ballyfinaghy Belfast  
10 Moor Park Mews Ballyfinaghy Belfast  
Angela Power  
10 Woodland Grange Ballyfinaghy Belfast  
Martin O'Toole  
102 Ladybrook Park Ballymoney Belfast  
Martin O'Toole  
102, Ladybrook Park, Belfast, Antrim, Northern Ireland, BT11 9EP  
11 Arlington Park Ballyfinaghy Belfast  
11 Brooke Park Ballyfinaghy Belfast  
11 Castlewood Manor Ballymoney Belfast  
Philip Smyth  
11 Dunmurry Lodge Dunmurry Belfast  
11 Mayfield Square Ballyfinaghy Belfast  
11 Moor Park Avenue Ballyfinaghy Belfast  
11 Moor Park Drive Ballyfinaghy Belfast ,  
11 Moor Park Gardens Ballyfinaghy Belfast  
11 Moor Park Mews Ballyfinaghy Belfast  
11 Woodland Grange Ballyfinaghy Belfast  
12 Arlington Park Ballyfinaghy Belfast

12 Brooke Park Ballyfinaghy Belfast  
Economic Regeneration Of Former Visteon Site  
12 Mayfield Square Ballyfinaghy Belfast  
12 Moor Park Avenue Ballyfinaghy Belfast  
12 Moor Park Drive Ballyfinaghy Belfast  
12 Moor Park Gardens Ballyfinaghy Belfast  
12 Moor Park Mews Ballyfinaghy Belfast  
12 Woodland Grange Ballyfinaghy Belfast  
12A Moor Park Mews Ballyfinaghy Belfast  
13 Arlington Park Ballyfinaghy Belfast  
13 Mayfield Square Ballyfinaghy Belfast  
13 Moor Park Avenue Ballyfinaghy Belfast  
13 Moor Park Drive Ballyfinaghy Belfast  
13 Moor Park Gardens Ballyfinaghy Belfast  
13 Woodland Grange Ballyfinaghy Belfast  
14 Arlington Park Ballyfinaghy Belfast  
14 Brooke Park Ballyfinaghy Belfast  
14 Mayfield Square Ballyfinaghy Belfast  
14 Moor Park Avenue Ballyfinaghy Belfast  
14 Moor Park Drive Ballyfinaghy Belfast  
14 Moor Park Gardens Ballyfinaghy Belfast  
14 Moor Park Mews Ballyfinaghy Belfast  
14 Woodland Grange Ballyfinaghy Belfast  
15 Arlington Park Ballyfinaghy Belfast  
15 Brooke Park Ballyfinaghy Belfast  
15 Mayfield Square Ballyfinaghy Belfast  
15 Moor Park Avenue Ballyfinaghy Belfast  
15 Moor Park Drive Ballyfinaghy Belfast  
15 Moor Park Gardens Ballyfinaghy Belfast  
15 Moor Park Mews Ballyfinaghy Belfast  
15 Woodland Grange Ballyfinaghy Belfast  
150-156, Finaghy Road North, Ballyfinaghy, Belfast, Antrim, BT11 9EH,  
16 Arlington Park Ballyfinaghy Belfast  
Martin Robinson  
16 Mayfield Square Ballyfinaghy Belfast  
16 Moor Park Avenue Ballyfinaghy Belfast  
16 Moor Park Drive Ballyfinaghy Belfast  
16 Moor Park Gardens Ballyfinaghy Belfast  
16 Moor Park Mews Ballyfinaghy Belfast  
16 Woodland Grange Ballyfinaghy Belfast  
17 Arlington Park Ballyfinaghy Belfast  
17 Brooke Park Ballyfinaghy Belfast  
17 Mayfield Square Ballyfinaghy Belfast  
17 Moor Park Avenue Ballyfinaghy Belfast  
17 Moor Park Drive Ballyfinaghy Belfast  
17 Moor Park Gardens Ballyfinaghy Belfast  
17 Moor Park Mews Ballyfinaghy Belfast  
17 Woodland Grange Ballyfinaghy Belfast  
18 Arlington Park Ballyfinaghy Belfast  
Shauneen Simpson

18 Mayfield Square Ballyfinaghy Belfast  
18 Moor Park Avenue Ballyfinaghy Belfast  
18 Moor Park Drive Ballyfinaghy Belfast  
18 Moor Park Gardens Ballyfinaghy Belfast  
18 Moor Park Mews Ballyfinaghy Belfast  
18 Woodland Grange Ballyfinaghy Belfast  
19 Arlington Park Ballyfinaghy Belfast  
19 Brooke Park Ballyfinaghy Belfast  
19 Mayfield Square Ballyfinaghy Belfast  
19 Moor Park Avenue Ballyfinaghy Belfast  
19 Moor Park Drive Ballyfinaghy Belfast  
19 Moor Park Gardens Ballyfinaghy Belfast  
19 Moor Park Mews Ballyfinaghy Belfast  
C Flannigan  
19 Woodland Grange Ballyfinaghy Belfast  
2 Arlington Park Ballyfinaghy Belfast  
2 Brooke Park Ballyfinaghy Belfast  
2 Castlewood Manor Ballymoney Belfast  
2 Mayfield Close Ballyfinaghy Belfast  
2 Mayfield Square Ballyfinaghy Belfast  
2 Moor Park Avenue Ballyfinaghy Belfast  
2 Moor Park Drive Ballyfinaghy Belfast  
2 Moor Park Gardens Ballyfinaghy Belfast  
2 Moor Park Mews Ballyfinaghy Belfast  
2 Woodland Grange Ballymoney Belfast  
20 Arlington Park Ballyfinaghy Belfast  
20 Mayfield Square Ballyfinaghy Belfast  
20 Moor Park Avenue Ballyfinaghy Belfast  
20 Moor Park Drive Ballyfinaghy Belfast  
20 Moor Park Gardens Ballyfinaghy Belfast  
20 Moor Park Mews Ballyfinaghy Belfast  
Tommy Kelly  
20 Woodland Grange Ballyfinaghy Belfast  
Martha Linton  
20, Moor Park Drive, Belfast, Antrim, Northern Ireland, BT10 0QF  
Maria McGowan  
21 Airfield Heights Ballydownfine Belfast  
21 Arlington Park Ballyfinaghy Belfast  
21 Brooke Park Ballyfinaghy Belfast  
21 Mayfield Square Ballyfinaghy Belfast  
21 Moor Park Avenue Ballyfinaghy Belfast  
21 Moor Park Drive Ballyfinaghy Belfast  
21 Moor Park Gardens Ballyfinaghy Belfast  
21 Woodland Grange Ballyfinaghy Belfast  
22 Mayfield Square Ballyfinaghy Belfast  
22 Moor Park Avenue Ballyfinaghy Belfast  
22 Moor Park Drive Ballyfinaghy Belfast  
22 Moor Park Gardens Ballyfinaghy Belfast  
22 Woodland Grange Ballyfinaghy Belfast  
23 Arlington Park Ballyfinaghy Belfast



23 Brooke Park Ballyfinaghy Belfast  
23 Mayfield Square Ballyfinaghy Belfast  
23 Moor Park Gardens Ballyfinaghy Belfast  
23 Woodland Grange Ballyfinaghy Belfast  
24 Mayfield Square Ballyfinaghy Belfast  
24 Moor Park Gardens Ballyfinaghy Belfast  
24 Woodland Grange Ballyfinaghy Belfast  
25 Brooke Park Ballyfinaghy Belfast  
R M Dempsey  
25 Grangeville Gardens Ballyfinaghy Belfast  
25 Mayfield Square Ballyfinaghy Belfast  
25 Woodland Grange Ballyfinaghy Belfast  
26 Mayfield Square Ballyfinaghy Belfast  
26 Woodland Grange Ballyfinaghy Belfast  
27 Brooke Park Ballyfinaghy Belfast  
Anne Steenson  
27 Donegall Park Ballyfinaghy Belfast  
27 Mayfield Square Ballyfinaghy Belfast  
27 Woodland Grange Ballyfinaghy Belfast  
Paul Teggart and Ms Catherine McCann  
28 Mayfield Square Ballyfinaghy Belfast  
28 Woodland Grange Ballyfinaghy Belfast  
29 Brooke Park Ballyfinaghy Belfast  
29 Mayfield Square Ballyfinaghy Belfast  
29 Woodland Grange Ballyfinaghy Belfast  
3 Arlington Park Ballyfinaghy Belfast  
3 Brooke Park Ballyfinaghy Belfast  
Bernadette Devlin  
3 Castlewood Manor Belfast Antrim  
3 Mayfield Close Ballyfinaghy Belfast  
3 Mayfield Square Ballyfinaghy Belfast  
3 Moor Park Avenue Ballyfinaghy Belfast  
3 Moor Park Drive Ballyfinaghy Belfast  
3 Moor Park Gardens Ballyfinaghy Belfast  
3 Moor Park Mews Ballyfinaghy Belfast  
3 Woodland Grange Ballymoney Belfast  
Gerard Beatty  
30 Donegall Park Ballyfinaghy Belfast  
30 Mayfield Square Ballyfinaghy Belfast  
30 Woodland Grange Ballyfinaghy Belfast  
31 Brooke Park Ballyfinaghy Belfast  
Martin Morrison  
31 Mayfield Square Ballyfinaghy Belfast  
31 Woodland Grange Ballyfinaghy Belfast  
32 Mayfield Square Ballyfinaghy Belfast  
32 Woodland Grange Ballyfinaghy Belfast  
33 Brooke Park Ballyfinaghy Belfast  
33 Mayfield Square Ballyfinaghy Belfast  
33 Woodland Grange Ballyfinaghy Belfast  
Roger Downey

34 Dunmurry Lodge Dunmurry Belfast  
34 Mayfield Square Ballyfinaghy Belfast  
34 Woodland Grange Ballyfinaghy Belfast  
35 Brooke Park Ballyfinaghy Belfast  
35 Mayfield Square Ballyfinaghy Belfast  
35 Woodland Grange Ballyfinaghy Belfast  
36 Mayfield Square Ballyfinaghy Belfast  
36 Woodland Grange Ballyfinaghy Belfast  
37 Brooke Park Ballyfinaghy Belfast  
37 Mayfield Square Ballyfinaghy Belfast  
37 Woodland Grange Ballyfinaghy Belfast  
38 Mayfield Square Ballyfinaghy Belfast  
Theresa Devlin  
38 Woodland Grange Ballyfinaghy Belfast  
39 Brooke Park Ballyfinaghy Belfast  
39 Mayfield Square Ballyfinaghy Belfast  
39 Woodland Grange Ballyfinaghy Belfast  
4 Arlington Park Ballyfinaghy Belfast  
4 Brooke Park Ballyfinaghy Belfast  
4 Castlewood Manor Ballymoney Belfast  
4 Mayfield Close Ballyfinaghy Belfast  
Patrick Crossan  
4 Mayfield Square Ballyfinaghy Belfast  
4 Moor Park Avenue Ballyfinaghy Belfast  
4 Moor Park Drive Ballyfinaghy Belfast  
4 Moor Park Gardens Ballyfinaghy Belfast  
4 Moor Park Mews Ballyfinaghy Belfast  
4 Woodland Grange Ballymoney Belfast  
Patrick Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
kevin Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Maureen Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Patrick Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Patrick Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Patrick Crossan  
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Bernadette Early  
40 Woodland Grange Ballyfinaghy Belfast  
Bernadette Early  
40, Woodland Grange, Belfast, Antrim, Northern Ireland, BT11 9QT  
The Owner/Occupier,  
41 Brooke Park Ballyfinaghy Belfast  
The Owner/Occupier,  
41 Mayfield Square Ballyfinaghy Belfast  
E Cardwell

41 Woodland Grange Ballyfinaghy Belfast  
42 Woodland Grange Ballymoney Belfast  
43 Brooke Park Ballyfinaghy Belfast  
Martin Rogers  
43 Mayfield Square Ballyfinaghy Belfast  
43 Woodland Grange Ballymoney Belfast  
44 Woodland Grange Ballymoney Belfast  
45 Brooke Park Ballyfinaghy Belfast  
45 Mayfield Square Ballyfinaghy Belfast  
45 Woodland Grange Ballymoney Belfast  
46 Mayfield Square Ballyfinaghy Belfast  
46 Woodland Grange Ballymoney Belfast  
47 Brooke Park Ballyfinaghy Belfast  
Mary Lavery  
47 Glendale Dunmurry Belfast  
47 Mayfield Square Ballyfinaghy Belfast  
47 Woodland Grange Ballymoney Belfast  
48 Mayfield Square Ballyfinaghy Belfast  
48 Woodland Grange Ballymoney Belfast  
49 Brooke Park Ballyfinaghy Belfast  
Cathy Lewsley  
49 Garnock Hill Dunmurry Belfast  
49 Mayfield Square Ballyfinaghy Belfast  
49 Woodland Grange Ballymoney Belfast  
5 Arlington Park Ballyfinaghy Belfast  
5 Brooke Park Ballyfinaghy Belfast  
5 Castlewood Manor Ballymoney Belfast  
5 Mayfield Close Ballyfinaghy Belfast  
Christopher Duffy  
5 Mayfield Square Ballyfinaghy Belfast  
5 Moor Park Avenue Ballyfinaghy Belfast  
5 Moor Park Drive Ballyfinaghy Belfast  
5 Moor Park Gardens Ballyfinaghy Belfast  
5 Moor Park Mews Ballyfinaghy Belfast  
5 Woodland Grange Ballymoney Belfast  
Christopher Duffy  
5, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
Joanne Duffy  
5, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR  
50 Mayfield Square Ballyfinaghy Belfast  
50 Woodland Grange Ballymoney Belfast  
51 Brooke Park Ballyfinaghy Belfast  
51 Mayfield Square Ballyfinaghy Belfast  
M Sewell  
51 Woodland Grange Ballymoney Belfast  
Joanne O'Neill  
52 Mayfield Square Ballyfinaghy Belfast  
52 Woodland Grange Ballymoney Belfast  
53 Brooke Park Ballyfinaghy Belfast  
53 Mayfield Square Ballyfinaghy Belfast

53 Woodland Grange Ballymoney Belfast  
54 Mayfield Square Ballyfinaghy Belfast  
54 Woodland Grange Ballymoney Belfast  
55 Brooke Park Ballyfinaghy Belfast  
Evelyn McKinney  
55 Woodland Grange Ballymoney Belfast  
56 Mayfield Square Ballyfinaghy Belfast  
56 Woodland Grange Ballymoney Belfast  
57 Brooke Park Ballyfinaghy Belfast  
Veronica Carson  
57 Woodland Grange Ballymoney Belfast  
58 Mayfield Square Ballyfinaghy Belfast  
58 Woodland Grange Ballymoney Belfast  
59 Brooke Park Ballyfinaghy Belfast  
59 Mayfield Square Ballyfinaghy Belfast  
59 Woodland Grange Ballymoney Belfast  
5A Moor Park Mews Ballyfinaghy Belfast  
5B Moor Park Mews Ballyfinaghy Belfast  
5C Moor Park Mews Ballyfinaghy Belfast  
5D Moor Park Mews Ballyfinaghy Belfast  
6 Arlington Park Ballyfinaghy Belfast  
6 Brooke Park Ballyfinaghy Belfast  
6 Castlewood Manor Ballymoney Belfast  
6 Mayfield Close Ballyfinaghy Belfast  
6 Mayfield Square Ballyfinaghy Belfast  
6 Moor Park Avenue Ballyfinaghy Belfast  
6 Moor Park Drive Ballyfinaghy Belfast  
6 Moor Park Gardens Ballyfinaghy Belfast  
6 Moor Park Mews Ballyfinaghy Belfast  
J Feeney  
6 Woodland Grange Ballymoney Belfast  
Tim Attwood  
60 Andersonstown Road Ballydownfine Andersonstown  
Chris Bradley  
60 Mayfield Square Ballyfinaghy Belfast  
61 Brooke Park Ballyfinaghy Belfast  
61 Mayfield Square Ballyfinaghy Belfast  
62 Mayfield Square Ballyfinaghy Belfast  
63 Brooke Park Ballyfinaghy Belfast  
63 Mayfield Square Ballyfinaghy Belfast  
Colin Fox  
64 Mayfield Square Ballyfinaghy Belfast  
65 Brooke Park Ballyfinaghy Belfast  
65 Mayfield Square Ballyfinaghy Belfast  
66 Mayfield Square Ballyfinaghy Belfast  
67 Brooke Park Ballyfinaghy Belfast  
67 Mayfield Square Ballyfinaghy Belfast  
68 Mayfield Square Ballyfinaghy Belfast  
69 Brooke Park Ballyfinaghy Belfast  
69 Mayfield Square Ballyfinaghy Belfast

6A Moor Park Mews Ballyfinaghy Belfast  
6B Moor Park Mews Ballyfinaghy Belfast  
6C Moor Park Mews Ballyfinaghy Belfast  
7 Arlington Park Ballyfinaghy Belfast  
7 Brooke Park Ballyfinaghy Belfast  
7 Castlewood Manor Ballymoney Belfast ,  
7 Mayfield Close Ballyfinaghy Belfast  
7 Mayfield Square Ballyfinaghy Belfast  
7 Moor Park Avenue Ballyfinaghy Belfast  
7 Moor Park Drive Ballyfinaghy Belfast  
7 Moor Park Gardens Ballyfinaghy Belfast  
7 Moor Park Mews Ballyfinaghy Belfast  
7 Woodland Grange Ballymoney Belfast  
7A Moor Park Mews Ballyfinaghy Belfast  
8 Arlington Park Ballyfinaghy Belfast  
8 Brooke Park Ballyfinaghy Belfast  
8 Castlewood Manor Ballymoney Belfast  
Adele Hodgkinson  
8 Mayfield Close Ballyfinaghy Belfast  
8 Mayfield Square Ballyfinaghy Belfast  
8 Moor Park Avenue Ballyfinaghy Belfast  
8 Moor Park Drive Ballyfinaghy Belfast  
8 Moor Park Gardens Ballyfinaghy Belfast  
8 Moor Park Mews Ballyfinaghy Belfast  
Jenny Devlin  
8 Woodland Grange Ballyfinaghy Belfast  
8A Moor Park Mews Ballyfinaghy Belfast  
9 Arlington Park Ballyfinaghy Belfast  
9 Brooke Park Ballyfinaghy Belfast  
9 Castlewood Manor Ballymoney Belfast  
9 Mayfield Close Ballyfinaghy Belfast  
C Gargan  
9 Mayfield Gardens Ballywonard Newtownabbey  
9 Mayfield Square Ballyfinaghy Belfast  
9 Moor Park Avenue Ballyfinaghy Belfast  
9 Moor Park Drive Ballyfinaghy Belfast  
9 Moor Park Gardens Ballyfinaghy Belfast  
9 Moor Park Mews Ballyfinaghy Belfast  
Bernadette Devlin  
9 Woodland Grange Ballyfinaghy Belfast  
Apartment 1 1C Mayfield Square Ballyfinaghy  
Apartment 10 1B Mayfield Square Ballyfinaghy  
Apartment 11 1A Mayfield Square Ballyfinaghy  
Apartment 12 1A Mayfield Square Ballyfinaghy  
The Owner/Occupier,  
Apartment 13 1C Mayfield Square Ballyfinaghy  
Apartment 14 1C Mayfield Square Ballyfinaghy  
Apartment 15 1B Mayfield Square Ballyfinaghy  
Apartment 16 1B Mayfield Square Ballyfinaghy  
Apartment 17 1A Mayfield Square Ballyfinaghy

Apartment 18 1A Mayfield Square Ballyfinaghy  
 Apartment 19 1C Mayfield Square Ballyfinaghy  
 Apartment 2 1C Mayfield Square Ballyfinaghy  
 Apartment 20 1B Mayfield Square Ballyfinaghy  
 Apartment 21 1A Mayfield Square Ballyfinaghy  
 Apartment 3 1B Mayfield Square Ballyfinaghy  
 Apartment 4 1B Mayfield Square Ballyfinaghy  
 Apartment 5 1A Mayfield Square Ballyfinaghy  
 Apartment 6 1A Mayfield Square Ballyfinaghy  
 Apartment 7 1C Mayfield Square Ballyfinaghy  
 Apartment 8 1C Mayfield Square Ballyfinaghy  
 Apartment 9 1B Mayfield Square Ballyfinaghy  
 Balmoral High School,Blacks Road,Ballyfinaghy,Belfast,Antrim,BT10 0NB,  
 Flat 1 Moor Park Manor Ballyfinaghy  
 Flat 2 Moor Park Manor Ballyfinaghy  
 Flat 3 Moor Park Manor Ballyfinaghy  
 Flat 4 Moor Park Manor Ballyfinaghy  
 Flat 5 Moor Park Manor Ballyfinaghy  
 Flat 6 Moor Park Manor Ballyfinaghy  
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 The Owner/Occupier,  
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 Martin obo econregenfvvs  
 info@econregenfvvs.co.uk  
 Billy Black  
 Liam McDonagh

<b>Date of Last Neighbour Notification</b>	20 <sup>th</sup> December 2013
<b>Date of EIA Determination</b>	20 <sup>th</sup> August 2014
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
01 2E 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19A 20A 21A 22A 23A 24A 25 26 27 28 29 30 31B 32 33 34 35B 36B 37A 38A 39A 40 41 42 43 44	
<b>Representations from elected representatives.</b>	
Alex Attwood MLA Cllr Tim Attwood Sammy Wilson MP	