

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 Feb 2016	
Application ID: Y/2014/0015/O	
Proposal: Site for medical centre, nursing home, spa/leisure, sports and recreation facilities with associated ancillary accommodation, restaurants / retail units and associated living accommodation (Additional Information)	Location: Lands at 91 Ballygowan Road to the rear of 1-13 & 50-100m south of 15-60 Grey Castle Manor and opposite 45 Church Road Castlereagh
Referral Route: Committee – major application	
Recommendation:	REFUSAL
Applicant Name and Address: Joanne Shore c/o agent	Agent Name and Address: Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p>Executive Summary:</p> <p>Outline permission is sought for a medical centre, nursing home, spa/leisure, sports and recreation facilities with associated ancillary accommodation, restaurants / retail units and associated living accommodation. The agent has indicated this proposal is for a retirement/care of the elderly facility.</p> <p>The main issues to be considered in this proposal are:</p> <ul style="list-style-type: none"> • The principle of the proposed uses at this location • Impact on the character of the area; and • Impact on amenity. <p>The site is approximately 12.21 hectares with a number of typical field boundaries within the site and around the periphery. The site is located in east Belfast and comprises agricultural lands between the Ballygowan and Church Roads.</p> <p>The Belfast Metropolitan Area Plan identifies the site as being located outside of the designated development limit and falling within the countryside and in an area of High Scenic Value.</p> <p>As the site is outside the development limit, the proposal is contrary to the development plan. The proposal may only be acceptable where other material considerations are</p>	

deemed to be determining, including policy provisions in PPS21. It is considered the proposal fails the relevant tests set out in PPS21.

In addition the merits of the principle of development on these lands have been considered at the BMAP Public Inquiry. The Planning Appeals Commission, in their report, considered the merits of including the application site within the development limit and concluded that this area should remain within the countryside.

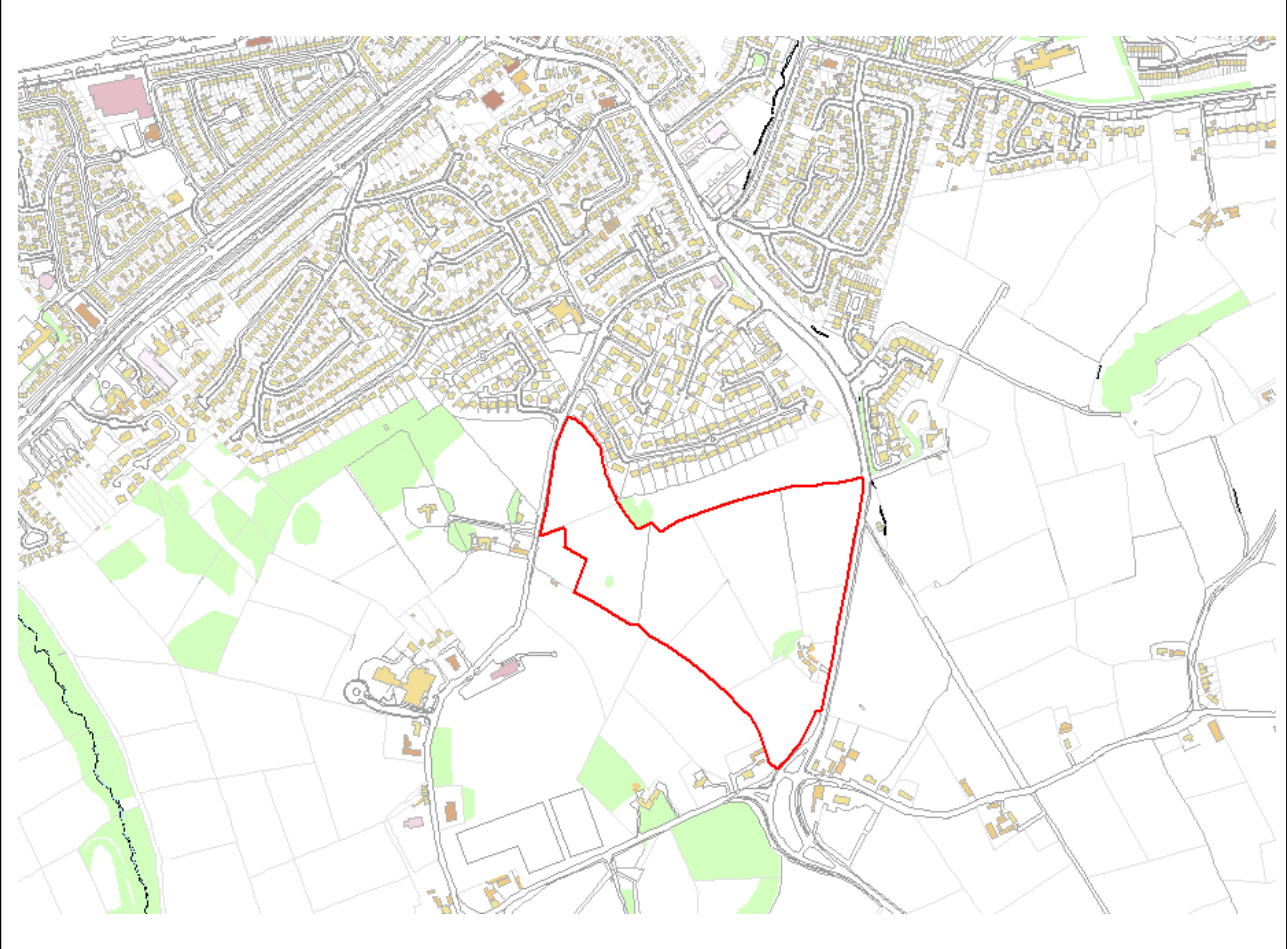
95 objections received raising a number of issues including loss of agricultural land/impact on character, retention of the development limit, flooding, density of the proposal, no need for the scale of development proposed, impact on wildlife, traffic/impact on protected route, and infringement of human rights.

The proposal is considered contrary to the SPPS, BMAP, PPS21, PPS2, PPS3, PPS6, PPS7, and PPS8. There are no other significant material considerations to warrant setting aside policy objections to the proposal.

Refusal of permission is recommended for the reasons set out in the Case Officers report.

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	Add Info Requested
Non Statutory	Protecting Historic Monuments	Add Info Requested
Non Statutory	Landscape Architects Branch	Substantive Response Received
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	Water Management Unit	Substantive Response Received
Non Statutory	Env Health Castlereagh	Substantive Response

	Borough Council	Received
Non Statutory	Natural Heritage	Add Info Requested
Non Statutory	Protecting Historic Monuments	Add Info Requested
Non Statutory	Rivers Agency	Add Info Requested
Non Statutory	Water Management Unit	Issues to be addressed in future ES
Non Statutory	Env Health Castlereagh Borough Council	Substantive Response Received
Representations:		
Letters of Support	None Received	
Letters of Objection	95	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Representations from Elected Representatives	None however meeting held with Minister Mark Durkan MLA and DOE representatives and Agent.	
<p>Characteristics of the Site and Area</p> <p>1.0 The site is located in east Belfast and comprises agricultural lands between the Ballygowan and Church Roads. The site is approximately 12.21 hectares. There a number of typical field boundaries within the site and around the periphery. These consist of hedging and mature trees. Topography of the site is sloping generally towards the city from the southern boundary to the northern.</p> <p>1.1 There are further agricultural lands to the south, and a large dwelling to the south west. To the north there is a landscaped belt with typical detached suburban type housing beyond.</p> <p>1.2 Outline permission is sought for a medical centre, nursing home, spa/leisure, sports and recreation facilities with associated ancillary accommodation, restaurants / retail units and associated living accommodation. The agent has indicated this proposal is for a retirement/care of the elderly facility.</p>		
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>2.0 Consultation Responses:</p> <p>2.1 Transport NI – contrary to protected routes policy;</p> <p>2.2 Environmental Health – no objections</p> <p>2.3 NIEA – Natural Heritage – further information required; Monuments / Archaeology – further exploratory work required;</p>		

Landscape Architects – refusal recommended;

2.4 Health & Safety Executive – no objections;

2.5 NI Water – no objections;

2.6 Rivers Agency – drainage assessment acceptable subject to restriction of runoff rates;

3.0 Site history:

3.1 none.

4.0 Representations:

4.1 95 representations received raising a number of issues including loss of agricultural land/impact on character, retention of the development limit, flooding, density of the proposal, no need for the scale of development proposed, impact on wildlife, traffic/impact on protected route, and infringement of human rights.

5.0 Relevant Policies:

5.1 Regional Development Strategy (RDS);

5.2 Belfast Metropolitan Area Plan (BMAP);

5.3 Strategic Planning Policy Statement (SPPS);

5.4 Planning Policy Statement 2: Natural Heritage;

5.5 Planning Policy Statement 7: Quality Residential Environments;

5.6 Planning Policy Statement 8: Open Space, Sport & Outdoor Recreation;

5.7 Planning Policy Statement 3 : Access, Movement and Parking

Roads Considerations; Development Control Advice Note 15;

5.8 Planning Policy Statement 21: Sustainable Development in the Countryside;

5.9 DCAN4: Restaurants, Cafes and Hot Food Bars.

6.0 **Assessment**

6.1 The SPPS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.

6.2 Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS's 3, 4, 7, 8 and 21.

6.3 The Planning Act 2011 at section 45 states that the Council must have regard to the development plan. The Belfast Metropolitan Area Plan identifies the site as being located outside of the designated development limit and falling within the countryside and in an area of High Scenic Value. Accordingly PPS 21 is applicable. As the site is outside the development limit, the proposal is contrary to the development plan. The proposal may only be acceptable where other material considerations are deemed to be determining, including policy provisions in PPS21.

6.4 The retail element requires assessment against the retail policy provisions within the SPSS as it replaces previous retail policy in PPS5. Leisure and recreational facilities must be considered against PPS8. There is no policy specific to Medical type facilities therefore this can only be assessed against the general provisions of the SPSS. 'Living Accommodation' is proposed, and this is deemed to be dwellings. Accordingly PPS7 is relevant as it states in the preamble that this policy applies to all residential development except single dwellings in the countryside. The restaurant element requires assessment against DCAN 4. Road and access infrastructure is also proposed therefore PPS3 and associated guidance is therefore relevant.

Planning Policy Statement 21: Sustainable Development in the Countryside

6.5 Of the 16 policies within PPS21, CTY1, and 15 are considered relevant.

6.6 Policy CTY 1 of PPS 21 sets out a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. In terms of housing development, the proposal does not meet any of the scenarios listed where its states permission will be granted by virtue of the scale of the development proposed or the location of the site adjacent to the development limit. Accordingly the residential element of the proposal is contrary to CTY1.

6.7 In relation to the non-residential elements proposed, CTY1 also lists development types that will be granted. The proposal does not match many of the scenarios listed, save for the provision of leisure facilities subject to compliance with PPS8. It could not be considered that the proposal constitutes a necessary community facility serving a local rural population by virtue of the sites location adjacent to the settlement limit of Belfast as identified in BMAP.

Planning Policy Statement 8: Open Space, Sport & Outdoor Recreation

6.8 Policy OS3 relates to outdoor recreation facilities and the submitted layout indicates a small provision of pitches. These are essentially ancillary to leisure buildings and as such they are not deemed to be of sufficient scale to satisfy the policy requirements of OS3 or to constitute an acceptable scenario in CTY1.

6.9 OS4 relates to intensive sports facilities, and includes indoor sports facilities as defined at paragraph 5.37. This states that facilities will only be permitted in settlements, but allows for an exception subject to a number of criteria all of which must be met:

- (i) there is no alternative site within the settlement which can accommodate the development;
- (ii) the proposed development site is located close to the edge of the settlement and can be clearly identified as being visually associated with the settlement;
- (iii) there is no adverse impact on the setting of the settlement; and
- (iv) the scale of the development is in keeping with the size of the settlement.

6.10 No assessment of alternative sites has been provided. Accordingly it is not evident that the proposal could not be accommodated within the settlement limits and

therefore this criteria is not satisfied.

The site is located close to the edge of the settlement. However it appears from reviewing paragraph 5.40, that all of the above criteria are included within the policy to facilitate sports stadia type proposals. The proposal would not constitute this type of development and the thrust of these criteria would not deem the proposal an exception to the policy. These criteria are also assessed under additional PPS21 policy below.

Visual Impact and Character- CTY 15

6.11 The agent has submitted a visual assessment in relation to the impact of the proposal. This has been assessed by NIEA Landscape Section who considers that the proposal would adversely impact on the visual amenity and landscape character of the area and is therefore contrary to CTY1, CTY 13, and CTY14. Whilst it is noted that CTY 13 & 14 include criteria in relation to integration and visual impact, these policies are geared to single buildings. It is considered however that the proposal would be contrary to CTY15 as the location and elevated characteristics of the site will be detrimental to the setting of the city and, if approved, would lead to sprawl of suburban style development into the countryside. The landscape within which the site is located is important to the setting of Belfast – acknowledged through the Area of High Scenic Value designation in BMAP.

Draft BMAP Objections – nos 16, 1515, & 3153

6.12 The merits of development of the site have, in principle, been considered at the BMAP inquiry. The Planning Appeals Commission, in their report, considered the merits of including the application site within the development limit and concluded that this area should remain within the countryside:

“Given the prominence and elevated position of each of the objection sites we consider that their inclusion would be detrimental to the setting of the city and would have an adverse impact on the quality, character and integrity of the AOHSV environmental designation. Development on any of the objection sites would not integrate well into the topography and landscape, extending urban development into open countryside on elevated and prominent ground. It would represent an unacceptable increase in the elevation and visibility of Metropolitan Castlereagh. We recommend no change to the plan in respect of these objections.” (page 10-11 Castlereagh Borough Council Report July 2011)

6.13 The findings of the Commission / inquiry are a significant material consideration in this case and there has been no material evidence presented that would lead to a reconsideration of the PAC position.

Planning Policy Statement 7: Quality Residential Environments – Housing Layout Details

6.14 The proposed indicative layout includes detached and semi-detached dwellings. Whilst in principle there would be sufficient scope within the site to demonstrate an acceptable layout, the details provided would be unacceptable in terms of amenity space provision, proximity to boundaries/interrelationship between some of the properties. There is inadequate information in relation to the proposed site levels given the sloping

nature of the site to ensure amenity of prospective and existing residents would not be adversely impacted. The density of the housing provision would also be considered excessive taking account of densities in the locality.

Amenity

6.15 There is inadequate information to fully demonstrate that the proposal would not adversely impact on the amenity of existing residents. It is also noteworthy the comments of the Commission in the inquiry in relation to this aspect who stated that development would be unacceptably dominant for existing residents.

Access, traffic and associated issues

6.16 The proposal will result in the creation of an access onto Ballygowan Road which is a protected route, and accordingly would be contrary to PPS3 Policy AMP3. They have indicated that there is a reasonable prospect of an appropriate access onto Church Road which the site also abuts. The layout proposes access onto the protected route. No exceptional circumstance or justification for an exception to the policy has been demonstrated, and in any case, as stated above the proposal is not deemed acceptable under CTY1. The proposal therefore fails AMP3.

Planning Policy Statement 2: Natural Heritage

6.17 A badger and bat survey has been submitted following requests for additional information originally in July 2014 with a reminder issued December 2015. The agent advised on 12th December 2014 that surveys could not be undertaken until March/April 2015 - 2016 to allow adequate survey/monitoring periods. NIEA have been re-consulted with this information, and advise it has not been demonstrated to the satisfaction of DoE that the proposal would not adversely impact on protected species. The proposal is therefore contrary to PPS2. There is no merit in seeking additional information given the main policy objections set out above.

Planning Policy Statement 6: Archaeology

6.18 NIEA Archaeology have requested additional exploratory investigation through additional 'trench testing and a topsoil strip'. The agent has requested that this be a matter for a planning condition. NIEA indicated in their latest response that this information was necessary in order to provide an informed opinion. Accordingly insufficient information has been provided to demonstrate compliance with Policy BH3.

Retail

6.19 The proposal includes an element of retail, however, limited information has been provided on the scale and nature of retailing proposed. The SPPS stipulates a sequential test must be applied to site selection. It has not been demonstrated that a suitable city/protected centre site does not exist. Accordingly the proposal is contrary to the SPPS in this regard.

Representations

6.19 All issues raised in the submitted representations have been considered. Following the above assessment the proposal is contrary to the SPPS, BMAP, PPS21, PPS2, PPS3, PPS6, PPS7, and PPS8. The supporting information provided by the agent is not considered sufficient to override the policy objections to the proposal. There are no other significant material considerations to warrant setting aside policy objections to the proposal.

6.20 Refusal of outline permission is recommended.

Reasons for Refusal

Delegation of final refusal reasons to the Director of Planning and Place is requested:

1. The proposal is contrary to the Belfast Metropolitan Area Plan and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside and policy OS4 of Planning Policy Statement 8, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Belfast Metropolitan Area Plan and Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted, mar the distinction between the defined settlement limit of Belfast and the surrounding countryside and would adversely impact on an area of high scenic value.
3. The proposal is contrary to Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design causing unacceptable damage to the character and appearance of the area. The proposal also fails to provide adequate private amenity space, and would be harmful to the living conditions of existing residents through dominance on existing properties. The proposal would therefore fail to provide a quality and sustainable residential environment.
4. The proposal is contrary to the Strategic Planning Policy Statement in that it has not been demonstrated that the proposed retailing could not be accommodated within vacant units the city centre or other protected centres.
5. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3 (Access to Protected Routes), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.
6. The proposal is contrary to the Department's Planning Policy Statement 2, Natural heritage in that inadequate and sufficient information has been presented to demonstrate that the proposal, if approved, would not adversely impact on protected species.

ANNEX	
Date Valid	29th January 2014
Date First Advertised	4th April 2014
Date Last Advertised	31st December 2015
Details of Neighbour Notification (all addresses)	
<p>W.D Glass 1 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, J.A Rafferty 10 Church Road Castlereagh Down Owner/ Occupier 10 Marlborough Heights Castlereagh Belfast Angela Seaton 11 Crawford Park Castlereagh Belfast Tabitha Hayward 11 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, The Owner/Occupier, 11 Manse Road, Castlereagh, Down, BT6 9SB, Owner/ Occupier 12 Church Road Castlereagh Down Owner/ Occupier 12 Crawford Park Castlereagh Belfast Owner/ Occupier 12 Grey Castle Manor Castlereagh Belfast Johnston Lambe 13 Crawford Park Castlereagh Belfast Owner/ Occupier 13 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, Jack Whitford 14 Church Road Castlereagh Down Eric Samson 14 Grey Castle Manor Castlereagh Belfast L Bingham 15 Crawford Park Castlereagh Belfast Diane Shields 15 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, Owner/ Occupier 16 Crawford Park Castlereagh Belfast Owner/ Occupier 16 Grey Castle Manor Castlereagh Belfast Neil Leeburn 16 Marlborough Heights Castlereagh Belfast A Cheevers 17 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, Owner/ Occupier 18 Grey Castle Manor Castlereagh Belfast</p>	

Owner/ Occupier
 19 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 E Bickerstaff
 2 Crawford Park Castlereagh Belfast
 The Owner/Occupier,
 2 Upper Braniel Road, Castlereagh, Belfast, Down, BT5 7TS,
 Owner/ Occupier
 20 Grey Castle Manor Castlereagh Belfast
 David Burke
 21 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 22 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 Owner/ Occupier
 22 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 23 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 W Henderson
 23 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 Terry McCaffrey
 25 Castlehill Farm Braniel Castlereagh
 Owner/ Occupier
 25 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 26 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 Philip Smith
 26 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 27 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 O Gillespie
 27 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 28 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 Owner/ Occupier
 28 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 29 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier,
 2A Upper Braniel Road, Castlereagh, Belfast, Down, BT5 7TS,
 E Jeffries
 3 Church Road Castlereagh Down
 J Henderson
 3 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 Frank Lunny
 3 Marlborough Heights, Castlereagh, Belfast, Down, BT6 9QR,
 Sandra Coey
 3 Shalom Park Castlereagh Belfast
 N C G Halliday
 30 Grey Castle Manor Castlereagh Belfast
 The Owner/Occupier,
 31 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,

David Nixon
32 Marlborough Heights Castlereagh Belfast
Owner/ Occupier
33 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
David McIlveen
34 Marlborough Heights Castlereagh Belfast
Colin Nelson
35 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
John Little
36 Marlborough Heights Castlereagh Belfast
Tom McCormick
37 Church Road,Castlereagh,Down,BT6 9RZ,
B Berry
37 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
Greer Sloan
37 Marlborough Heights Castlereagh Belfast
Elizabeth Bell
38 Grey Castle Manor Castlereagh Belfast
Ivan Totton
39 Church Road,Castlereagh,Down,BT6 9RZ,
Owner/ Occupier
39 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
Robert McCoy
39 Marlborough Heights Castlereagh Belfast
V Worrall
4 Church Road Castlereagh Down
Owner/ Occupier
4 Shalom Park Castlereagh Belfast
Matthew Heaney
40 Grey Castle Manor Castlereagh Belfast
L Galbraith
40 Marlborough Heights Castlereagh Belfast
Owner/ Occupier
41 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
Owner/ Occupier
43 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
A Cole
45 Church Road,Castlereagh,Down,BT6 9SA,
The Owner/Occupier,
45 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
The Owner/Occupier,
47 Church Road,Castlereagh,Down,BT6 9SA,
Owner/ Occupier
47A Church Road Castlereagh Down
The Owner/Occupier,
47a Church Road,Castlereagh,Down,BT6 9SA,
Fay Bellamy
5 Church Road Castlereagh Down
Owner/ Occupier
5 Crawford Park Castlereagh Belfast

J Greeves
5 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
T McCallum
5 Marlborough Heights Castlereagh Belfast
Stewart Love
5 Shalom Park Castlereagh Belfast
Roisin Campbell
50 Church Road, Castlereagh, Down, BT6 9SA,
The Owner/Occupier,
50 Church Road, Castlereagh, Down, BT6 9SA,
Owner/ Occupier
50 Grey Castle Manor Castlereagh Belfast
Owner/ Occupier
52 Grey Castle Manor Castlereagh Belfast
Jane Doyle
55 Church Road Castlereagh Down
Roy Cole
57 Church Road Castlereagh Down
Michael McParland
58 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
Lorna Jones
59 Church Road Castlereagh Down
Andrew Russell
6 Church Road Castlereagh Down
M Marshall
6 Crawford Park Castlereagh Belfast
The Owner/Occupier,
60 Church Road, Castlereagh, Down, BT6 9SA,
The Owner/Occupier,
60 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
A.L Blair
7 Church Road Castlereagh Down
A Love
7 Crawford Park Castlereagh Belfast
Gary Reid
7 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
The Owner/Occupier,
7 Manse Road, Castlereagh, Down, BT6 9SB,
Jim Thompson
73 Church Road Castlereagh Down
The Owner/Occupier,
74 Ballygowan Road, Castlereagh, Belfast, Down, BT5 7TP,
The Owner/Occupier,
74A Ballygowan Road, Castlereagh, Belfast, Down, BT5 7TP,
W Johnston
75 Church Road Castlereagh Down
The Owner/Occupier,
78 Ballygowan Road, Castlereagh, Belfast, Down, BT5 7TP,
J Campbell
7A Manse Road Castlereagh Down

<p>D Leeburn 8 Church Road Castlereagh Down Owner/ Occupier 82 Ballygowan Road, Braniel, Belfast, Down, BT5 7TP, The Owner/Occupier, 84 Ballygowan Road, Braniel, Belfast, Down, BT5 7TP, Cathy Gunn 9 Church Road Castlereagh Down Angela Lovatt 9 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT, The Owner/Occupier, 91 Ballygowan Road, Castlereagh, Belfast, Down, BT5 7TP,</p>	
Date of Last Neighbour Notification	21st August 2014
Date of EIA Determination	13 th February 2014 – nil determination.
ES Requested	No
<p>Planning History</p> <p>Ref ID: Y/2002/0260/F Proposal: 5 detached dwellings and 9 apartments with access onto Whingrove Heights (additional plans) Address: Land to the rear of 45 and 60 Whingrove Heights (Grey Castle Manor Development), Church Road, Castlereagh. Decision: Decision Date: 28.04.2004</p> <p>Ref ID: Y/1992/0375 Proposal: Housing development, 57 No. detached bungalows and villas. Address: LAND BETWEEN CHURCH ROAD AND BALLYGOWAN ROAD, SOUTH OF ROSEMOUNT PARK, CASTLEREAGH. Decision: Decision Date:</p> <p>Ref ID: Y/1991/0228 Proposal: Erection of 11 No. detached villas and bungalows. Address: LAND 100 METRES SOUTH OF JUNCTION OF CHURCH ROAD AND CRAWFORD PARK, LOWER BRANIEL. Decision: Decision Date:</p> <p>Ref ID: Y/1992/0374</p>	

Proposal: Housing development, 57 No.detached bungalows and villas
Address: LAND BETWEEN CHURCH ROAD AND BALLYGOWAN ROAD, SOUTH OF ROSEMOUNT PARK, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1976/0375

Proposal: RESIDENTIAL DEVELOPMENT (ON 13.3 ACRES)

Address: OFF ROSEMOUNT PARK, CASTLEREAGH (OFF BALLYGOWAN ROAD)

Decision:

Decision Date:

Ref ID: Y/1998/6004

Proposal: Junction Improvements Ballygowan Road/Manse Road/Upper Braniel Road

Address: Ballygowan Road/Manse Road/Upper Braniel Road

Decision:

Decision Date:

Ref ID: Y/1999/0447

Proposal: Junction improvement including road re-alignment

Address: BALLYGOWAN ROAD AT THE JUNCTION OF MANSE ROAD AND UPPER BRANIEL ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/2012/0275/F

Proposal: Erection of 12 No.detached two storey dwellings and associated site works (amended plans)

Address: Site 28m south of No. 45 Greycastle Manor, Castlereagh, BT6 9QT,

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

Representations from Elected Members:

none

However meeting held with Minister Mark Durkan MLA and DOE representatives and Agent.