

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 March 2016	
Application ID: LA04/2015/1227/F	
Proposal: Retention and restoration of façade and demolition of the building to the rear and erection of 15 apartments with access arrangements, parking, landscaping and associated site works	Location: 49-57 Fitzroy Avenue Belfast BT7 1HX
Referral Route: more than 4 dwellings	
Recommendation:	Approval
Applicant Name and Address: Clanmill Developments Ltd Northern Whig House 3 Waring House Belfast BT1 2DX	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>The application seeks full planning permission for the demolition of the existing factory/office building with retention and restoration of the front facade and the erection of 15 apartments with access arrangements, parking, landscaping and associated site works. The applicant is a social housing provider.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Demolition of the existing building in the ATC and the principle of redevelopment and proposed use at this location. • Provision of a quality residential environment by way of design, scale, density, layout, amenity space and parking, • Impact on adjacent residential amenity <p>The site located at on Fitzroy Avenue in the Holylands Area of Townscape Character. The building to be replaced is an old factory building, now derelict but last used as office. The site is located within a residential street therefore the principle of residential use at this location is acceptable.</p> <p>The principle of demolition and retention of the front facade has been assessed against the relevant policy tests set out in PPS 6 and is considered acceptable.</p> <p>The scale massing and design of the proposed building is assessed against the relevant planning policy statements and guidance documents and is deemed to be in accordance with all policy tests.</p>	

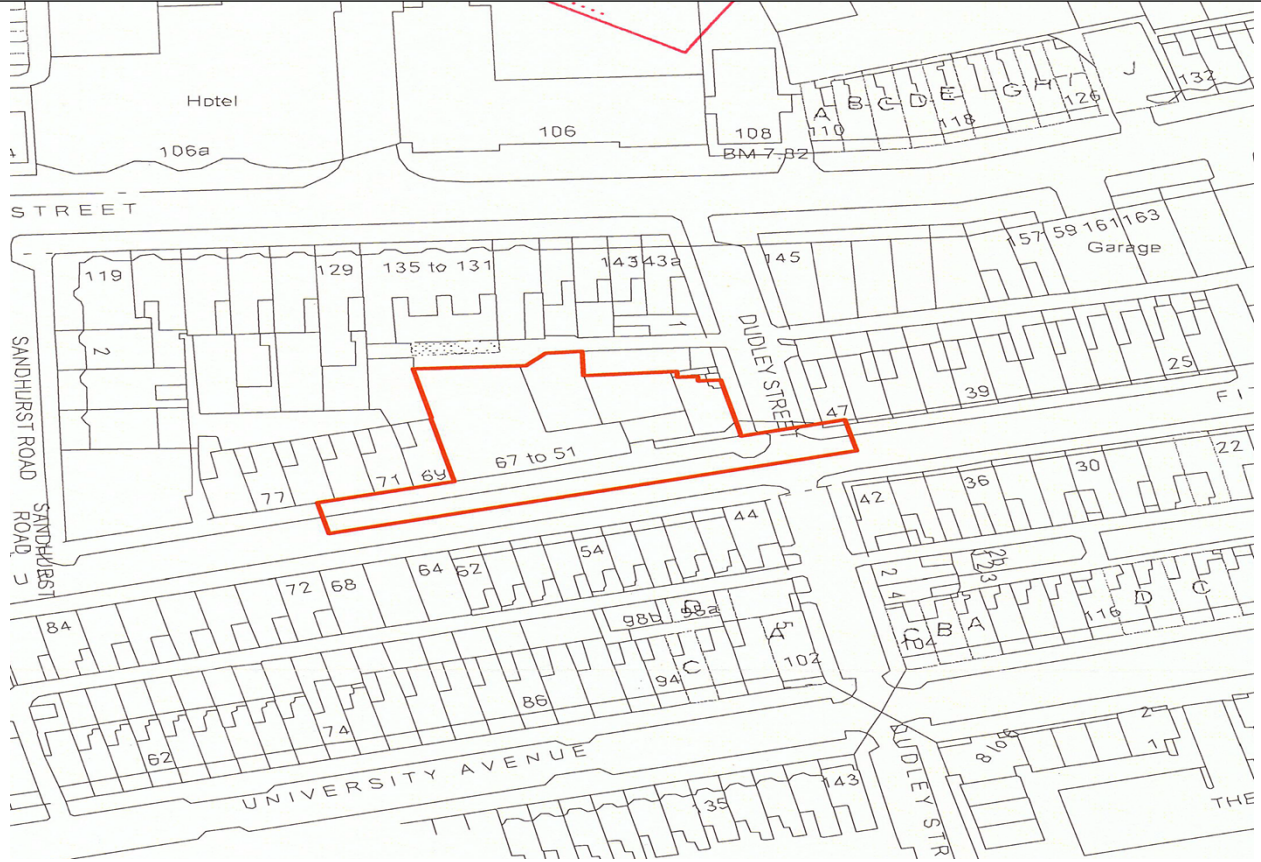
There were no representations to this planning application.

All consultees responded with no objections

Having regard to the policy context and other material considerations above,
the proposal is deemed to be acceptable

Case Officer Report

Site Location Plan, Block Plan and Elevations



Fitzroy Avenue Elevation 1:100

Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	No objections subject to conditions
Statutory	NI Water - Multi Units East - Planning Consultations	No objection
Non Statutory	Env Health Belfast City Council	Substantive Response Received

Non Statutory	Conservation Area Officer	No objection
Representations: One		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
<p>Summary of Issues</p> <p>1 representation was received from the RSPB requesting the introduction of nest bricks during the construction of the development for Swifts. However there is no policy test for this request and therefore at the discretion of the developer.</p>		
Characteristics of the Site and Area		
1.0	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for the demolition of the existing factory/office building with retention and restoration of the front facade and the erection of 15 apartments (13 No two bed and 2 No 1 bed apartments with access arrangements, parking, landscaping and associated site works.</p>	
2.0	<p>Description of Site</p> <p>The site is approx 0.15 hectares in size and is located at the junction of Fitzroy Avenue and Dudley Street in the Holylands area of South Belfast. The site comprises the buildings and curtilage of a two storey building previously occupied by the Simon Community for offices. The land is flat and irregular in shape. The boundaries are defined by the existing buildings to the north (Dudley Mews) and west (2.5 storey terraced dwellings) with two metre high brick walls and palisade fencing to the east and south. Access is taken from Fitzroy Avenue to the site's southern boundary. The site includes an area of hard standing which was previously used by the Simon Community for car parking. The surrounding area is primarily residential in character and is comprised of two and a half or three storey dwellings, many of which are converted to apartments or houses in multiple occupation. There is extensive on street parking along Fitzroy Avenue and Dudley Street which is typical of the parking arrangement in the local area. The site is located within the development limit of Belfast and is not zoned for any particular use in BMAP 2015. The site is located within the Holyland Area of Townscape Character (Designation BT 033). The site also lies within a Policy Area (HMO 2/22) as designated in the Houses in Multiple Occupation Plan for Belfast City Council Area 2015.</p>	
Planning Assessment of Policy and other Material Considerations		
3.0	<p>Site History</p> <p>Z/1996/0355-Extension over single storey office including attic space-Approved</p> <p>Z/1998/0045- Demolition of vacant building, area to be resurfaced and secured for use as temporary car park-Refused on the basis of Roads reasons</p>	
4.0	Policy Framework	

4.1	<p>Belfast Metropolitan Area Plan 2015 Holyland Area of Townscape Character (Designation BT 033) Strategic Planning Policy Statement for Northern Ireland (SPPS) Good Design paras. 4.23 – 4.26 Planning Policy Statement (PPS) 3: Access, Movement and Parking Policy AMP 1: Creating an Accessible Environment Policy AMP 6: Transport Assessment Addendum to Planning Policy Statement 6 Areas of Townscape Character Policy ATC 1: Demolition control in an Area of Townscape Character Policy ATC 2: New development in an Area of Townscape Character Planning Policy Statement (PPS) 7: Quality Residential Environments Policy QD 1: Quality in New Residential Development Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity Planning Policy Statement (PPS) 12: Housing in Settlements Planning Control Principle 2: Good Design Policy HS 4: House Types and Size</p> <p>Creating Places Development Control Advice Notice 8: Housing in Existing Urban Areas Development Control Advice Notice 15: Vehicular Access Standards Parking Standards</p>
5.0	Assessment
5.1	The site is located within Belfast’s development limits as designated in Belfast Metropolitan Area Plan 2015. The site does not fall within any zones as such but is located within the Holylands Area of Townscape Character (BT033)
5.2	The Council’s guiding principle in determining planning applications is that the development should be permitted, having regard to the development plan and all other material considerations, unless the proposal will cause demonstrable harm to interests of acknowledged importance (SPPS, para 3.8).
5.3	There are two aspects to consider in this proposal – the demolition of the existing buildings and the proposed development.
5.4	Existing Building: The provisions of the Addendum to PPS 6 apply in the consideration of the demolition aspect of this proposal. Under the PPS 6 Addendum, Policy ATC1, there is a presumption in favour of retaining any building which makes a positive contribution to the character of an Area of Townscape Character. The existing building was originally constructed as the J.T. Fowler Mineral Water Company Factory. The building is two storeys in height with instances of window detailing and recessed elements characteristic of the established built context along Fitzroy Avenue to its facade. The building was extended in the 1980's and has most recently been used as office accommodation

	<p>for the Simon Community charity. Whilst constructed of similar materials, the extension holds no architectural or historic value. This section of the building is proposed to be demolished in order to facilitate a new access into the site which is safe and convenient for road users. The roof is a conventional pitch finished in natural blue/black slate. The rear and eastern gable of the building hold no instances of architectural merit and the ground floor has been rendered. The render is now degraded and detracts from the merit of the building's front elevation.</p>
5.5	<p>The building to be demolished comprises a vacant former factory building with retained facade. It is considered that the demolition of the existing building along with the retention of part of the facade will not erode the distinctive character of the area and the quality of the new development will maintain the distinctive character of the area. The existing building does have some qualities and these are to be retained with the retention of part of the front facade of the building onto Fitzroy Avenue. The Conservation Officer has stated that the building had some interest historically however has no objection to this aspect of the proposal.</p>
5.6	<p>The 1980's extension holds no architectural or historic value. I do not consider that this extension makes a material contribution to the ATC and it is therefore proposed to demolish this section of the building. The Council's Conservation/ATC officer considers that the existing building could be demolished without harm to the distinctive character of the ATC. The principle of demolition and facade retention is therefore considered acceptable in terms of ATC1 of PPS 6 Addendum.</p>
5.7	<p>New / Replacement Building: Proposals for new development will also be subject to the requirements of Policy ATC2 of PPS 6 and QD1 of PPS 7. To prevent erosion of character from inappropriate development, new development should respect its context in terms of massing, scale, elevational appearance, materials and quality. The general objective is to be sensitive to the surrounding built heritage and characteristic built form. New development should therefore seek to reinforce character - the special architectural or historic qualities of the area that provide its legible character.</p>
5.8	<p>New design should have particular regard to issues such as siting (building line), massing (bulk, height silhouette, grain / plot width), height, scale (size of elements -such as windows, doors, floor to ceiling heights etc.- relative to human scale), whether there is an expression of a vertical or horizontal emphasis (in terms of bays, frame, fenestration etc.), proportion (solid to void, height to width relationship of elements), elevational form / appearance as ascribed by composition and architectural detailing of elements (doors / windows, bay rhythm, cornices, roof silhouette etc.) It is considered the proposal has been designed with these principles in mind. The bulk and massing of the building is in keeping with the surrounding street and pays homage to the original historic fabric of the factory building being replaced. The vertical and horizontal emphasis present in the surrounding streetscape is mirrored in the new proposal by the heights of each of the 3 storeys of accommodation and by the proportions and positioning of the windows. As such, the design of the replacement building and the additions to the front facade is considered acceptable. Policy ATC 2 of the PPS 6 addendum states that development should be in sympathy with the characteristic built form of</p>

	<p>the area, and that scale, form, materials and detailing should respect the characteristics of adjoining buildings. Any new development in an ATC should seek to reinforce local identity and promote quality and sustainability in order to respect and, where possible, enhance the distinctive character and appearance of the area. The underlying objective seeks to ensure that new development does not undermine the urban design objective of legibility / promotion of legible environments – i.e. the proposal should not undermine the reading of the area, as one of the legible districts within Metropolitan Belfast. New building should pick up on contextual cues of buildings in its local context. It is considered the proposal meets the policy tests of PPS 6</p>
5.9	<p>9.7.1 Policy QD 1 PPS7 sets out the Department's policies for achieving quality in new residential development. QD1 of the statement requires development to conform to all of the criteria stated (a-i).</p> <p>(a) The proposed site shows a scheme which is sympathetic to the surrounding context. The proposal has respected the characteristic land form and the local townscape setting. The site is flat. The massing and appearance of the buildings are considered to be in keeping with the character of the area.</p> <p>The proposed site layout is therefore designed around the principle of retaining the existing facade and is comprised of two buildings (blocks A and B) with a central access. Block B wraps around the junction of Fitzroy Avenue and Dudley Street creating frontage onto both streets and ties into the gable of Dudley Mews. The blocks are served by communal entrances to the rear of the buildings, leading to internal lift and stair cores to provide ease of access to upper floors. The vehicular access is 4.8 metres wide and includes a 1 metre footpath to eliminate the potential conflict between pedestrian and vehicular traffic.</p> <p>The new building. Block B, proposed on the corner of Fitzroy Avenue and Dudley Street is set back from the edge of the public road to deliver a small level of defensible space for ground floor apartments. This creates a reveal for pedestrians walking west bound on Fitzroy Avenue and in respect to cars emerging from the new development. A small bollard is proposed approximately 250mm from the facade of the building to artificially create a reveal for pedestrians travelling eastbound on Fitzroy Avenue.</p> <p>The scale, form and finishes of the buildings have been designed to take account of the ATC and the established built context in the Holylands Area.</p> <p>The new building will be finished in red brick with corbled eaves and the upper floors of both buildings will be finished in re-constituted stone. The windows in the retained facade will be replaced with new hardwood frames and windows in the new building will be grey aluminium. The rainwater goods will also be grey aluminium. The bulk, scale and massing of the proposed scheme is consistent with the established built context of the Holylands ATC and the materials proposed will pronounce the high quality nature of this scheme. The scale and massing has also been assessed under the PPS 6 assessment.</p>

(b) There are no features of archaeological importance to be protected. The proposal conforms to the built heritage in the sense that the layout and design of the proposal is in keeping with the character of the area. The scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area. The scheme will not erode the character or amenity of the area and the proposal does not constitute over development.

(c) Amenity space for the proposed apartments is provided in the form of communal landscaped gardens which are secured within the development. This space has been set out formally however there is also significant space to the rear of the development for bin storage, cycle storage and car parking as well as hard and soft landscaped areas. This provision of open space is considered generous, particularly as the development is located in an areas where surrounding dwellings have limited private amenity space. Hard and soft landscaping is proposed to enhance the overall quality and character of the space around the buildings and boundaries of the site. Planting is proposed to some of the boundaries of the site creating a higher quality residential development that in the surrounding area. The circulation space around the buildings will be finished in paving with small areas of defensible space provided along the front elevation

(d) Private communal amenity space, car parking consisting of 7 in-curtilage spaces and bin storage is provided towards the northern boundary of the site.

(e) Access points allow for the provision of walking and cycling into the site. Bicycle parking has been provided to the rear of the development in an area which would be visible from residents' properties. The site is within walking distance to bus stops along University Avenue and University Street.

(f) PPS 3: Policies AMP 1 and AMP 6: DRD Transport NI is the authoritative body on road safety and transport issues. Their consultation response dated 29th January 2016 stated they had no objection to the proposal and suggested conditions to be included should approval be granted. Parking is provided in the form of 7 communal parking bays towards the northern boundary of the site and 7 on-street spaces along Fitzroy Avenue and Dudley Street. Parking is provided in accordance with the parking standards set out in Creating Places.

(g) The proposed scheme is designed to respect the character of the ATC and compliment the façade of the former JT Fowler Factory. The proposed mix of accommodation comprises 15, two bed apartments achieved over 2.5 floors of accommodation. The elevation plan for the front façade illustrates the intention to provide an additional half storey to block A with the conventional pitched roof preserved and proposed to be finished in natural slate.

This is presented in the context of the existing streets and demonstrates that the proposed scheme is below the height of the adjacent building at 69 Fitzroy Avenue and the new building is below the height of Dudley Mews building at 1-3 Dudley Street. The new building will form a mutual boundary with Dudley Mews.

(h) There are no windows in the gable elevation of this building and the proposed

development will not therefore have a detrimental impact on existing residential amenity. The lift and stair cores are positioned to the rear of the buildings in order to maintain symmetry to the pattern of fenestration in the front elevation of the new building and repeat the prevailing form along Fitzroy Avenue. The proposal will not infringe on the residential amenity of neighbouring properties.

(I) the proposed units are designed to secure by design requirements which is standard practice for all social housing schemes. The site is defined by the proposed buildings along the public roads and enclosed by appropriate fencing and walls to the rear. Access to the development will be fully gated. This will ensure that the development is designed to deter crime and promote personal safety.

To conclude the proposal complies with the criteria set out under PPS7.

PPS 12:

Planning control principle 2 – Good Design: All new development should demonstrate a high quality of design, layout and landscaping. The proposal complies with relevant policy and guidance in PPS12. The proposal allows for an increase in density of housing without town cramming. The design of the development are of an acceptable form and scale and are in character with the area which has predominantly 2 to 3 storey terraced dwelling in HMO and apartment usage.

Creating Places:

The proposal complies with relevant policies in Creating Places. Sufficient amenity space will be provided. There is provision for access for bins to the rear of the development. Parking will be provided in curtilage.

Addendum to PPS7:

Policy LC1 – Protecting local character, environmental quality and residential amenity

- The proposed density is not significantly higher than that found in the locality
- Pattern of development is in keeping with overall character and environmental quality
- Dwelling unit is built to size in accordance with housing associations space standards

Space standards:

The proposal complies with Policy LC1 in that the proposed density is not significantly higher than that found in the established residential area. The pattern of development is in keeping with the overall character and environmental quality of the established residential area. The units meet the space standards requirements for a 1/ 2 bedroom apartments. The proposals are all greater than the required 50-60m² standard illustrated in annex A of PPS 7 (addendum).

The proposal for social housing is in accordance with prevailing local and regional

	<p>planning policy and that the density of development is consistent with the established built context of the local area. The scale, form and finishes of the buildings have been designed to take account of the ATC and the established built context in the Holylands Area. Adequate provision has been made for amenity space and car parking to serve the apartments. The proposed development will provide a sympathetic redevelopment of the site and will restore the facade of the former J.T. Fowler factory. The buildings are designed and arranged to minimise any adverse impact on the amenity of residents in neighbouring properties. The proposed development will serve to enhance the streetscape of Fitzroy Avenue.</p> <p>All statutory consultees are satisfied that the proposed development is in accordance with their guidelines and prevailing policy. Having regard to the policy context above, the proposal is considered acceptable, and planning permission is recommended.</p>
6.0	Summary of Recommendation: Approval with conditions
7.0	<p>Conditions for approval</p> <ol style="list-style-type: none"> 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. <p>Reason: Time Limit.</p> <ol style="list-style-type: none"> 2. Prior to commencement of the development, details of the brick to be used shall be submitted and agreed in writing by Belfast City Council. <p>Reason: To ensure the development of a quality scheme.</p> <ol style="list-style-type: none"> 3. All boundary treatments shall be completed in accordance with the approved drawing 05b date stamped 12 January 2016, 07a date stamped 2 March 2016 and 09, date stamped 21st October 2015 . <p>Reason: To safeguard the privacy and amenity for prospective residents.</p> <ol style="list-style-type: none"> 4. All hard and soft landscape works shall be completed in accordance with the approved drawing 05b date stamped 12 January 2016, 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 the expiration of the first planting season following occupation of any part of the development hereby permitted. <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <ol style="list-style-type: none"> 5. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the

requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City 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.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

8. The vehicular access shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

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

9. The development shall not be occupied until secure cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

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

10. The development shall not be occupied until the existing redundant vehicular access has been permanently closed off and the road properly reinstated to the satisfaction of Transport NI.

Reason: To ensure there is a satisfactory means of access in the interests of

	road safety and the convenience of road users.
8.0	Notification to Department (if relevant) N/A
9.0	Representations from Elected members: None

ANNEX	
Date Valid	21st October 2015
Date First Advertised	6th November 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Dudley Street, Malone Lower, Belfast, Antrim, BT7 1GW, The Owner/Occupier, 1, Churches Youth Service Council, 143A University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 131 University Street, Malone Lower, Belfast, Antrim, BT7 1HQ, The Owner/Occupier, 137 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 137 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 137 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 137 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 137 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 139 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 139 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 141 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 143 University Street, Malone Lower, Belfast, Antrim, BT7 1HP, The Owner/Occupier, 1A Dudley Street, Malone Lower, Belfast, Antrim, BT7 1GW, The Owner/Occupier, 1B Dudley Street, Malone Lower, Belfast, Antrim, BT7 1GW, The Owner/Occupier, 45 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HS, The Owner/Occupier, 46 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, 48 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, 50 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, 52 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, 54 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier,</p>	

56 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
58 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
60 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
62 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
69 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
Apartment 2, 1A Dudley Street, Malone Lower, Belfast, Antrim, BT7 1GW,
The Owner/Occupier,
Apartment 3, 1A Dudley Street, Malone Lower, Belfast, Antrim, BT7 1GW,
The Owner/Occupier,
Apartment A, 64 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment A, 66 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment A, 68 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment B, 64 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment B, 66 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment B, 68 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment C, 64 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment C, 66 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Apartment C, 68 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
FLAT 1, 71 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
FLAT 2, 71 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
FLAT 3, 71 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
FLAT 4, 71 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
Flat 1, 42 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HW,
The Owner/Occupier,
Flat 1, 44 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX,
The Owner/Occupier,
Flat 1, 73 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
Flat 1, 75 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT,
The Owner/Occupier,
Flat 2, 42 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HW,
The Owner/Occupier,

Flat 2,44 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, Flat 2,73 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, The Owner/Occupier, Flat 2,75 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, The Owner/Occupier, Flat 3,69 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, The Owner/Occupier, Flat 3,73 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, The Owner/Occupier, Flat 3,75 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, The Owner/Occupier, Flat 4,75 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HT, Ciaran McLarnon RSPB Northern Ireland HQ, Belvoir Park Forest, Belvoir Drive, Belfast, BT8 7QT	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Not required
Planning History	
Ref ID: Z/1998/0045 Proposal: Demolition of vacant building, area to be resurfaced and secured for use as temporary car park Address: 49 FITZROY AVENUE BELFAST BT7 Decision: Decision Date:	
Ref ID: Z/1983/0386 Proposal: CHANGE OF USE TO WORKSHOP/REHEARSAL SPACE/STPRAGE AND FLAT Address: 49 FITZROY AVENUE Decision: Decision Date:	
Ref ID: Z/1985/1244 Proposal: NEW FRONT ENTRANCE TO WORKSHOP AND OFFICES Address: 57 FITZROY AVENUE Decision: Decision Date:	
Ref ID: Z/1996/0355 Proposal: Extension over single storey office including attic space	

Address: 51-67 FITZROY AVENUE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1978/1097

Proposal: RE-BUILDING OF OFFICES, STORES

Address: 51-67 FITZROY AVENUE

Decision:

Decision Date:

Drawing Numbers and Title

01 Location Map

02 Existing Site Plan

03 Existing Ground Floor Plan

04 Existing 1st and 2nd Floor layout

05B Proposed Site Layout

06 Existing Elevations

07A Proposed floor plans and front elevation

08A Proposed 1st and 2nd Floor Plans

09 Proposed Elevations