

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 17 May 2016	
<b>Application ID:</b> S/2015/0025/O	
<p><b>Proposal:</b> Proposed new Town Centre comprising of a multi-purpose community building, Belfast Rapid Transit Hub Building, Health Centre, Leisure Centre, Post Primary School, Residential, Retail (Class A1), financial/professional services (class A2) and business (Class B1) uses including a town square, recreational sports pitches, sports pavilions, formal play area and public park, public open space, landscaping, a pedestrian/cycle 'green' bridge, footpaths, road infrastructure and environmental improvements and car parking including a park and ride facility.</p>	<p><b>Location:</b> Lands south and west of the Dairy Farm Complex Stewartstown Road Belfast.</p>
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval	
<p><b>Applicant Name and Address:</b> Department for Social Development</p>	<p><b>Agent Name and Address:</b> Strategic Planning 1 Pavilions Office Park Kinnegar Drive Holywood BT18 9JQ</p>
<p><b>Executive Summary:</b></p> <p>Outline planning permission is sought for a new Town Centre on a 21 hectare application site to comprise of a multi-purpose community building, Belfast Rapid Transit Hub Building, Health Centre, Leisure Centre, Post Primary School, Residential, Retail (Class A1), financial/professional services (class A2) and business (Class B1) uses including a town square, recreational sports pitches, sports pavilions, formal play area and public park, public open space, landscaping, a pedestrian/cycle 'green' bridge, footpaths, road infrastructure and environmental improvements and car parking including a park and ride facility.</p> <p>This planning application has been submitted in outline only, with all matters (siting, design, external appearance, landscaping and means of access) being reserved. Outline planning permission should not only establish the acceptability in principle off development but should clearly establish the substantive planning parameters within which subsequent development can take place.</p> <p>The application was accompanied by an Environmental Statement and Addendum to the Environmental Statement.</p>	

No letters of representation were received.

The key issues in the assessment of this application include:

- The principle of development and proposed uses at this location;
- Height, Scale, Massing and Design;
- Landscape and Visual;
- Natural Heritage & Conservation;
- Traffic Movement & Parking;
- Flood Risk & Drainage;
- Contaminated Land & Ground Conditions;
- Amenity;
- Other Environmental Matters;
- Socio Economic Benefits.

The proposed site is located within the development limit of Belfast as set out in BMAP.

The principle of the overall development is considered to be acceptable. The proposed uses at this location in principle are considered to comply with relevant policy subject to planning and environmental considerations detailed below and at reserved matters stage.

The Concept Plan is limited and highly indicative in terms of detail and aspects of the indicative layout and design would cause some concern in terms of the sloping and undulating nature of the topography of the site and proximity to neighbouring residential properties. However, it is considered that given the size of the site, there is sufficient opportunity to provide an acceptable and sustainable layout at reserved matters stage subject to appropriate conditions regarding landscaping and application of design requirements set out in planning policy.

In order to mitigate for the loss of existing trees / vegetation within the wider site context it is recommended that detailed planting plans are submitted by the agent at detailed planning stage. Planting proposals should also be accompanied by a 20 year landscape maintenance and management plan.

To improve public transport, the development proposals will include a transport hub that will provide access to the Belfast Rapid Transit (BRT) scheme that will connect the new town centre to Belfast City Centre. Significantly, a separate full planning application for the new transport hub building with bus turning area and signalised access is currently with the Council for consideration.

NIEA Natural Environment Division (NED) and Shared Environmental Service consider there to be no likely significant effects on any designated sites.

It is considered that there is sufficient opportunity to provide an acceptable layout at reserved matters stage to ensure that the proposal would not result in an unacceptable impact on the amenity of neighbouring properties in terms of overshadowing, overlooking and dominance.

There are clear economic benefits that would derive from the approval of this development. The majority of the Colin area currently features in the top 6% most deprived areas in Northern Ireland which has resulted in insufficient economic, health, education and social outcomes.

The area suffers from a lack of service provision relative to large towns in Northern Ireland. The proposal seeks to address those services gaps and provide for the renewal of public services

including retail, health, education, community and leisure in the Colin Area which will help reduce the leakage of expenditure that the Colin population currently spend in other areas and, as a result, help regenerate the local economy, while providing much needed employment opportunities.

The wider environmental, economic and social benefits of this development proposal are all material in the consideration of this outline application. The proposal will lead to a significant level of future investment with the Colin area and has the potential to make a positive difference in the socio-economic environment of one of the most deprived parts of Northern Ireland.

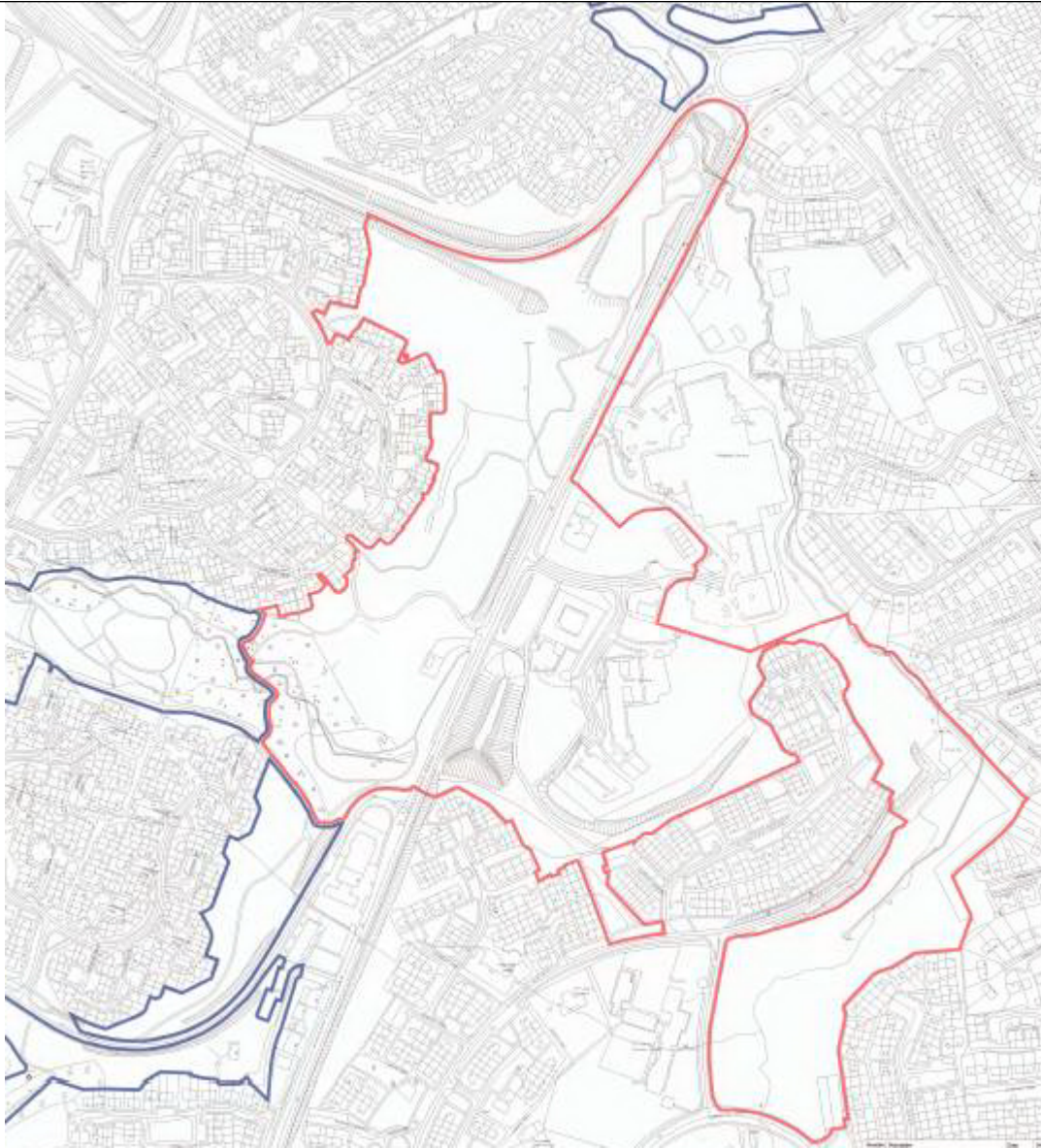
**Recommendation**

Approval with conditions and informatives as set out below.

If Committee are minded to approve, it is requested that the final wording of conditions are delegated to the Director of Planning and Place.

## Case Officer Report

## Site Location Plan



## Characteristics of the Site and Area

## 1.0 Description of Proposed Development

1.1 The existing building within the application site will be demolished to create a new Colin Town Centre. The overall quantum of development proposed in this current outline application has been indicated as 72,466 m<sup>2</sup> of gross floorspace. The floorspace or units for the various uses proposed are set out below and formed the basis of the Environmental Statement and Addendum to the Environmental Statement. These are as follows:

Multi-Purpose Community Building – 5,935 m<sup>2</sup>  
 Belfast Rapid Transit Hub Building – 570 m<sup>2</sup>  
 Health Centre (Class D1) – 4,710 m<sup>2</sup>

	<p>Leisure Centre (Class D2) – 6,286 m<sup>2</sup>  Post Primary School - 16,000 m<sup>2</sup>  Residential – 18,620m<sup>2</sup>  Retail (Class A1), Financial / Professional Services (Class A2), Business (Class B1) – 8,820 m<sup>2</sup>  Town Square – 2, 630 m<sup>2</sup>  Recreational Sports Pitches  Sports Pavilion – 320 m<sup>2</sup>  Formal Play Area and Public Park  Public Open Space  Landscaping  Pedestrian/Cycle 'Green' Bridge  Footpaths  Road Infrastructure  Environmental Improvements  Car Parking including a Park and Ride facility – 8,575 m<sup>2</sup></p>
<b>2.0</b>	<b>Description of Site</b>
2.1	The 21 hectare application site is located off Stewartstown Road – a main arterial route on the edge of West Belfast. Colin Town is centred on four major housing areas – Twinbrook, Poleglass, Lagmore and Kilwee.
2.2	The site is bisected by the Stewartstown Road as it leads in a south-westerly direction from the Ferguson Roundabout in the north to the McKinsty Roundabout adjoining Dunmurry in the south. Along the Stewartstown Road to the south of the town centre site are located a number of shops and businesses.
2.3	To the west of the Stewartstown Road is a large area of green open space on steeply sloping land beneath the Laurel Bank estate of Poleglass. The urban form of the site consists of both public and private space. A large proportion of the area is Laurel Glen Wood which is a public park. This area varies in topography and in parts is densely covered by vegetation. There are limited linkages through the park and overall is not easily accessible.
2.4	<p>To the east of Stewartstown Road is an area of buildings set within car parks and areas of grass lawn. To the immediate north of the site is the Dairy Farm Shopping Centre. The services located east of Stewartstown road with the application site include:</p> <ul style="list-style-type: none"> <li>- Stewartstown Road Health Centre</li> <li>- Laurel Glen Pharmacy</li> <li>- Laurel Glen Pub and Off Licence / Ladbrokes Betting Office Building</li> <li>- Laurel Glen Open Space Area</li> <li>- Twinbrook Credit Union</li> <li>- NIHE Office Building</li> <li>- Parade of small retail units behind the Laurel Glen Pub and Off Licence</li> </ul>
2.5	At the southern end of the site sits a large manmade grass embankment, which is the temporary location of the 'Leap of Faith' sculpture. Further south east, the site also includes an expanse of grass land to either side of the Derriaghy River.
2.6	The site slopes in south easterly direction from its highest points at Poleglass to its lowest at Glasvey Drive. Steep slopes of parkland in Poleglass give way to flatter land upon

2.7	<p>which the shopping centre and other uses are located. The land then slopes from the Health Centre south easterly towards the Glasvery area of Twinbrook.</p> <p>The site is bounded on all side by residential properties mostly of 2No storey semi-detached and terraced properties. Terraced bungalows are also located to the south. The wider surrounding area is a mixture of educational, commercial, residential and industrial uses with a number of schools located within the vicinity.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p><b>Planning History</b></p> <ul style="list-style-type: none"> <li>• <b>S/2009/0356/O</b> - Redevelopment of Dairy Farm district centre to provide new district centre comprising Class A1 superstore, Class A1 unit shops, Class A2(a) &amp; (b) offices, petrol filling station, Class D1(g) library, &amp; Fitness Centre – Permission Granted 22 February 2010</li> <li>• <b>S/2011/0769/F</b> - Provision of 65 no social housing units including associated infrastructure, car parking, private amenity space and public open space on lands south of Springbank Drive, Poleglass, on a former GAA pitch next to Pembroke Loop Road and provision of a new GAA pitch at Sally Gardens, Sally Gardens Lane, north of Bell Steel Road, Poleglass – Permission Granted 28 March 2012</li> <li>• <b>S/2012/0302/RM</b> - Redevelopment of Dairy Farm district centre to provide new district centre comprising Class A1 unit shops, Class A2 (a) &amp; (b) offices, petrol filling station and Class D1(g) Library – Permission Granted 15 October 2013.</li> <li>• <b>S/2013/0743/F</b> - Proposed erection of 30 social housing units, relocated accommodation for existing retail and office space and associated site/access works, removal of underpass and provision of new crossing point – Permission Granted 13 March 2014.</li> <li>• <b>LA04/2016/0430/F</b> - Provision of new transport hub building with bus turning area and signalised access to site - Lands south and west of Dairy Farm Complex, Stewartstown Road, Belfast – Current Application.</li> </ul>
4.0	<p><b>Policy Framework</b></p> <p>Belfast Metropolitan Area Plan 2015  Designation ML18 – Local Landscape Policy Area Laurel Glen  Designation ML 09 – District Centre  Andersonstown Road / Stewartstown Arterial Route AR 01/08  Area of Existing Open Space</p>
	<p>Strategic Planning Policy Statement for Northern Ireland  Planning Policy Statement 2 – Natural Heritage  Planning Policy Statement 3 – Access, Movement &amp; Parking  Planning Policy Statement 4 – Planning &amp; Economic Development  Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage  Planning Policy Statement 7 – Quality Residential Environments  Planning Policy Statement 8 – Open Space, Sport &amp; Recreation  Planning Policy Statement 12 – Housing in Settlements  Planning Policy Statement 13 – Transportation &amp; Land Use  Planning Policy Statement 15 (Revised) – Planning &amp; Flood Risk</p>

<b>5.0</b>	<b>Statutory Consultee Responses</b>
	<p>Transport NI –No objection subject to conditions and informatives  DARD Rivers Agency – No objection subject to conditions and informatives  Northern Ireland Water Ltd – No objection in principle subject to conditions and informatives  NIEA: Natural Environment Division – No objection subject to conditions and informatives  NIEA: Water Management Unit – No objection subject to conditions and informatives  NIEA: Archaeology &amp; Built Heritage – No objection subject to conditions and informatives  NIEA: Waste Management Unit – No objection subject to conditions and informatives</p>
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	<p>Environmental Health BCC – No objection subject to conditions and informatives  City &amp; Neighbourhood Services Department – No objection in principle to the proposed use – concerns raised regarding loss of trees  Northern Ireland Transport Holding Company – No objection in principle subject to informatives  Shared Environmental Service – No objection subject to conditions and informatives  Tree Officer – No objection in principle to the proposed uses – concerns raised regarding loss of trees</p>
<b>7.0</b>	<b>Representations</b>
7.1	The application was initially advertised in the local press on 5 <sup>th</sup> , 6 <sup>th</sup> and 7 <sup>th</sup> February 2015.
7.2	The application was accompanied by an Environmental Statement which was advertised in the local press on 22 May 2015. An Addendum to the Environmental Statement was formally requested and received. The Addendum was advertised in the local press on 11 March 2016.
7.3	Neighbours were notified on 11 February 2015 and re-notified on 23 March 2016.
7.4	No letters of representations were received.
<b>8.0</b>	<b>Other Material Considerations</b>
	<p>Regional Development Strategy for Northern Ireland 2035  Creating Places – Achieving Quality in Residential Developments  Local Government Waste Storage Guide  DCAN 8 – Housing in Urban Areas  DCAN 15 – Vehicular Access Standards</p>
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> <li>• The principle of development and proposed uses at this location;</li> <li>• Height, Scale, Massing and Design;</li> <li>• Landscape and Visual;</li> <li>• Natural Heritage &amp; Conservation;</li> <li>• Traffic Movement &amp; Parking;</li> </ul>

	<ul style="list-style-type: none"> <li>• Flood Risk &amp; Drainage;</li> <li>• Contaminated Land &amp; Ground Conditions;</li> <li>• Amenity;</li> <li>• Other Environmental Matters;</li> <li>• Socio Economic Benefits.</li> </ul>
9.2	<p>The proposed Colin Town Centre Masterplan is structured by a network of streets and spaces that aim to connect adjacent communities and identifies the following areas within the site:</p> <p><i>Multi-Purpose Community Building</i></p>
9.3	<p>A multi-purpose community building is proposed to be the main focus of the regeneration proposal centrally located within the concept Masterplan adjacent to Stewartstown Road and facing onto the proposed civic square. The suggested area of the multi-purpose community building is 5,935 m2 with a height ranging from 2No – 5No storeys. The agent advises that retail opportunities will be promoted at ground floor level.</p> <p><i>Belfast Rapid Transit Hub Building and Park &amp; Ride Facility</i></p>
9.4	<p>With a gross floor area of approximately 570 m2 the Transport Hub will be adjacent to a proposed green pier (pedestrian bridge) linking the communities of Poleglass and Lagmore. It is proposed that the height of the Hub will range from 2No – 3No storeys. It is anticipated that an element of retail / cafe will be accommodate at ground floor level. The drop-off and pick-up point for the Hub will be in close proximity to the Transport Hub and the proposed Park and Ride Facility.</p>
9.5	<p>Significantly, a separate full planning application for the new transport hub building with bus turning area and signalised access is currently with the Council for consideration.</p> <p><i>Health Centre</i></p>
9.6	<p>The proposed new 4No storey Health Centre will be a standalone building immediately adjacent to the proposed multi-purpose community building facing onto the proposed civic space area. It is proposed to replace the existing health centre and it is a key element of the Colin Town Centre Master Plan. Pedestrian access is proposed between the Health Centre and Community Hub to ensure connectively north of Dairy Farm is maintained. Pedestrian access from the civic square between both buildings leads to a shared courtyard area and a dedicated vehicular drop-off and pick-up point. Retail floorspace is also proposed along the southern side of the building at ground floor level.</p> <p><i>Leisure Centre</i></p>
9.7	<p>Approximately 6000 m2 of floorspace is proposed for a new leisure centre facility. It is proposed to locate the leisure facility north of Glasvey Close. A wide landscape buffer of approximately 20 metres is proposed between the suggested location of the leisure use and the neighbouring houses on Glasvey Close.</p> <p><i>Post-Primary School</i></p> <p>16,000 m2 of floorspace is proposed to deliver a post-primary school, as well as providing shared services and use of facilities for the entire community including play areas, 3G</p>



9.8	<p>pitches and multi-use game areas. It is proposed that the building would range from 2No - 3No storeys. Pedestrian access to the Post-Primary School will be via two recessed corners of the building (west/north). Vehicular drop-off and pick-ups would be restricted to the northern entrance. A basement level car park is proposed at the southern section of the Post-Primary School.</p>
9.9	<p><i>Residential</i></p> <p>New residential units are proposed at Poleglass abutting existing residential properties at Laurel Bank. The scale of which include 3No storey town houses with 2No storey units to the rear. These properties will overlook the parkland and create an edge to Poleglass which will be connected to existing pedestrian routes and spaces. Similarly a new residential edged is proposed within Twinbrook south of the proposed Post Primary School. Housing fronting this new street includes 3 storey townhouses with 2 storey terraces returned to reflect the height at Glasvey Rise. A 3 - 4 storey apartment block is also proposed at the junction of this street. It is proposed the housing will be of a mixed type and tenure to ensure a diverse population. A total gross floor area of 18,620 m2 is proposed for residential use at this stage (approximately 172 units).</p> <p><i>Retail (Class A1), Financial / Professional Services (Class A2) &amp; Business (Class B1)</i></p> <p>Located to the north of the proposed multi-purpose community building and adjacent to the Dairy Farm Shopping Centre it is proposed to develop the lands for a mix of commercial uses comprising retail, financial / professional services and business. A gross floorspace of 9,000m2 is proposed with a building height ranging from 3No – 4No storeys.</p>
9.10	<p><i>Town Square</i></p> <p>A civic square is proposed at the core of Coin Town Centre.</p> <p><i>Public Park</i></p>
9.11	<p>To the north west of Stewartstown Road is significant parkland which is proposed will provide a range of terraced spaces and play areas for surrounding residents and the wider area. A Park Pavilion (320 m2) is proposed to provide changing facilities for proposed adjacent courts and pitches.</p>
9.12	<p><i>Road Infrastructure</i></p> <p>DRD are proposing to reconfigure the Stewartstown Road to facilitate the BRT system which will connect to the Transport Hub and Park and Ride Facility the principle of which forms part of this outline planning application. However, as mentioned above in paragraph 9.5 the Hub is subject to a separate full planning application currently with the Council for consideration.</p>
9.13	<p><i>Car Parking</i></p> <p>Adjacent to the proposed leisure centre a multi storey car park and surface level car park is proposed to the north of residential properties on Glasvey Close. A wide landscape buffer of approximately 20 metres is proposed between the suggested location of the leisure use and the neighbouring houses on Glasvey Close. In addition, to the park and ride proposal for the Transport Hub and car parking with the post-primary school. Car</p>

9.14	<p>parking is also proposed in association with the commercial / mixed use elements of the proposal. The total gross floor area proposed for car parking is 8,575m<sup>2</sup>.</p>
	<p><i>Pedestrian / Cycle Bridge</i></p>
9.15	<p>Transecting the Stewartstown Road a 'green bridge' for pedestrians and cyclists is proposed to provide permeability and connection of the residential areas within Poleglass to the community hub. It is proposed that this wide green pier will be landscaped as an extension of the parkland character and meet terraced parkland and a major play area overlooked by new housing frontage. It is also proposed to create a pedestrian / cycle street to link Twinbrook to the central hub. The upper portion of the street runs between the new post primary school and mixed use development before continuing south to Glasvey Drive and the range of sports pitches and courts that will serve the new school and leisure centre.</p>
	<p><i>Laurel Glen</i></p>
	<p>The Concept Masterplan includes improvements to the wildlife habitat and the provision of appropriate levels of public access through designed footpaths and footbridges.</p>
	<p><i>Proposed Phasing of Development</i></p>
9.16	<p>The proposals include the phased demolition of a number of existing buildings the effects of which have been considered in the Environmental Statement and new build construction to deliver a master plan for Colin Town Centre.</p>
9.17	<p>A Phasing Programme is detailed in Chapter 3 of the Environmental Statement. It envisages that the development of Colin Town Centre master plan will be carried out in a total of six phases in order to cater for the continued operational needs of existing businesses, safeguard existing residential amenity, accommodate the requirements of Belfast Rapid Transit programmes as well as future building programmes associated with key statutory stakeholders. The Environmental Statement anticipates phasing of development will take place over a 12 year period.</p>
9.18	<p>The initial phase involves the construction of a new town square to the east of Stewartstown Road and a play area to the west. The play area will be located immediately north of the existing Colin Glen. New development associated with the proposed Colin BRT halt includes a Transport Hub within the town square and a temporary car park immediately south to cater for BRT park and ride car park. A new leisure centre is proposed along the southern edge of the town centre within the vicinity of the 'Leap of Faith' art piece. This facility will replace the existing Brook Activity Centre and will be complemented by a new park pavilion.</p>
9.19	<p>Phase 2 will involve the redesign of Laurel Glen Park to provide a series of terraced spaces and new pathways to increase permeability throughout the park along with the construction of a new park pavilion. The 'Leap of Faith' structure will be repositioned in the park. The existing Housing Executive Office is to be demolished and its site together with adjoining open space will be combined to construct the multi-purpose community hub building. A new green pier will also be constructed in this phase to provide a dedicated pedestrian connection linking both communities on each side of Stewartstown Road.</p>
9.20	<p>It is proposed in Phase 3 that the new Health Centre adjacent to the community hub will be built and the multi storey car park will be constructed. Phase 4 involves the demolition of a number of existing buildings within the study area. These include the existing Health</p>

9.21	<p>Centre, Credit Union, Laurel Glen Pub and Pharmacy. Phase 4 also includes the replacement of St Colm's Secondary School with a new Post Primary School along the eastern edge of the town centre. Further commercial / mixed use development north of the community hub and health centre will be constructed in Phase 5.</p> <p>The final phase (Phase 6) of the development will focus on the construction of housing developments adjacent to Laurel Bank in Poleglass and south the town centre within Twinbrook.</p>
	<p><u>The principle of development and proposed uses at this location</u></p>
9.22	<p>The SPSS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13 - 4.18 highlight the importance of creating shared space, whilst paragraphs 4.23 – 4.27 stress the importance of good design. Paragraphs 4.18 – 4.22 details that sustainable economic growth will be supported.</p>
9.23	<p>This planning application has been submitted in outline only, with all matters (siting, design, external appearance, landscaping and means of access) being reserved. Outline planning permission should not only establish the acceptability in principle off development but should clearly establish the substantive planning parameters within which subsequent development can take place.</p>
	<p>The proposed site is located within the development limit of Belfast as set out in BMAP.</p>
9.24	<p>The portion of the site which lies to the west of Stewartstown Road is identified as an area of existing open space and part of a Local Landscape Policy Area (Designation ML 18 Laurel Glen). BMAP states that those features or combination of features that contribute to the environmental quality, integrity or character of this area include: area of local nature conservation interest – stands of mature vegetation in a planned open space; and, area of local amenity importance – extensive and undulating open space area with footpaths linking residential areas.</p>
9.25	<p>Policy ENV1 of BMAP states in Local Landscape Policy Areas planning permission will not be granted for development that would be likely to have a significant adverse effect on those features, or combination of features, that contribute to the environmental quality, integrity or character. Where proposals are within and/or adjoining a designated LLPA, a landscape buffer may be required to protect the environmental quality of the LLPA.</p>
9.26	<p>In terms of the LLPA, Laurel Glen is a special landscape within the proposed Colin Town Centre. Any proposal within the Glen should be sensitive and seek to improve its wildlife habitat. A play area is principally proposed within this part of the LLPA. The Concept Master plan includes improvements to the wildlife habitat and the provision of appropriate levels of public access through designed footpaths and footbridges within this area. A further landscape buffer will be required to protect the environmental quality of the LLPA. Taking this into consideration, on balance, the propose use at this location complies with Policy ENV1 of BMAP.</p>
9.27	<p>As Laurel Glen Park is designated as area of open space PPS8 also applies. PPS 8 sets out planning policies for the protection of open space, the provision of open space in association with residential development and the use of land for sport and outdoor</p>

	<p>recreation. Policy OS 1 operates a presumption against the loss of existing open space or land zoned for the provision of open space. An exception will be permitted where it is clearly shown the redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. Parks and gardens, outdoor sports facilities, play areas for children, natural and semi-natural urban green spaces are all included within the definition of open space. However, residential use is not.</p>
9.28	<p>A key feature of this portion of the application site is its pronounced topography. The sloping site affords extensive views to the south west from Poleglass, whilst also containing topographical features, such as the steep-sided wooded glen. The land drops steeply from Laurel Glen to Stewartstown Road by approximately 10 metres. This creates significant challenges in itself in terms of development of this portion of the site.</p>
9.29	<p>A new park is proposed to replace existing open space on the western side of Stewartstown Road. It is proposed to create open terraced gardens and a large play area, with sports court provision further to the north. The steep topography of the site will require the terraced gardens to be connected by a network of ramps and steps. A green pier is also proposed to link the park to the community hub. Residential use is also proposed to be located on an existing area of existing open space.</p>
9.30	<p>Given that the formulation of this Masterplan was subject to extensive community engagement and is supported largely by the local community, it is considered that the on balance the community benefits would decisively outweigh the loss of open space at this location.</p>
9.31	<p>The portion of the site which lies to the east of Stewartstown Road is zoned as Dairy Farm District Centre (Designation ML 09). BMAP states that Dairy Farm District Centre would benefit from further retail development to serve the needs of its catchment. Parts of the application site are also designated 'white land' with these areas largely those abutting residential areas: Glasvey Close, Glasvey Crescent and Glasvey Rise. Lands between Glasvey Rise and Corrina Park/ Netherlands Drive is also designated white land.</p>
9.32	<p>Traditional District Centres comprised a group of shops, separate from the town centre, usually containing at least one food supermarket or superstore and non-retail service uses such as banks, building societies and restaurants. Paragraph 6.276 of SPPS states that Planning Authorities should retain and consolidate existing district and local centres as a focus for local everyday shopping and ensure their role is complementary to the role and function of the town centre.</p>
9.33	<p>It is recognised that District Centres provide for a range of functions serving the local community over and above its retailing function. The proposed uses on this portion of the site include: commercial / mixed use; community hub; civic space; green pier connecting from the Park; transport hub; health centre; leisure centre; post primary school; residential use and car parking. Class A1 retail is proposed along the north-eastern boundary of the Concept Masterplan adjacent to the Dairy Farm.</p>
9.34	<p>Planning permission has been granted to redevelop the Dairy Farm District to the immediate north of this outline proposal to provide a new district centre comprising shops, office, petrol filling station and library (S/2012/0302/RM). The Master plan suggests that retailing will focus around this part of the District Centre where convenience is currently provided.</p>
9.35	<p>Policy OF2 of BMAP states that planning permission will be granted for office development in designated District Centres provided that proposals do not exceed 400 m2 gross</p>

	<p>floorspace; and the office use falls within Class A2 and Class B1(a) of the Planning (Use Classes) Order (NI) 2004. Given this is an outline proposal a restrictive floorspace condition for new office use might be appropriate. However, a more flexible approach could be taken if the NIHE who currently work from one of the existing buildings within the site wish to relocate to one of the new buildings within the new Colin Town Centre.</p>
9.36	<p>PPS 4: Planning and Economic Development sets out planning policies for economic development uses. It recognises that the planning system has a key role to play in achieving a vibrant economy. Policy PED 1 states that a development proposal for a Class B1 business use will be permitted in a city or town centre and in other locations that may be specified for such use in a development plan, such as a district or local centre. Given that it is proposed to locate business use within the district centre on balance the proposal is considered to comply with the relevant parts of PPS4.</p>
9.37	<p>In summary, it is considered that the proposed uses within this District Centre location will contribute to the on-going regeneration of the area and provide local convenience shopping provision and provide community facilities, leisure and business that will complement and promote the established Dairy Farm District Centre. At reserved matters stage further evidence will be required to be submitted regarding the nature and type of retailing proposed and an retail statement / assessment of the impacts.</p>
9.38	<p>The residential areas proposed within Twinbrook are located largely on white land. There is an overlap into the zoned District Centre where the application site abuts Glasvey Crescent. However, on balance, it is considered that this small area would not comprise the overall District Centre zoning within BMAP.</p>
9.39	<p>Residential development of approximately 172 units is proposed in the Master Plan over the entire site west and east of Stewartstown Road. As required by Policy OD 2 of PPS 7 a Concept Master Plan was submitted.</p>
9.40	<p>Policy OS 1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. PPS 12, DCAN 8 and Creating Places also relate to housing development and are also material in this respect. The overall concept is to introduce a quality residential environment situated in an area in great need of regeneration.</p>
9.41	<p>While the use is acceptable in principle, the outline approval will include conditions relating to the detailed aspects of design, layout and scale to enable an acceptable layout and density to be considered at reserved matter stage. Adequate open space will be required to ensure compliance with Policy OS2 of PPS8. Conditions will also be necessary to ensure the consideration for the provision and maintenance of open space at reserved matters stage. In principle therefore it is considered that the residential element of the proposal complies with the relevant policy.</p>
9.42	<p>The multi storey car park and surface level car park are also proposed to be located on areas of white land zoning within BMAP.</p>
9.43	<p>The remaining land within the application site south-east of St Luke's Primary School is zoned as an existing area of open space within BMAP and is protected under Policy OS1 of PPS8. A number of playing fields are proposed at Glasvey Drive and Summerhill Road. Given such a use falls within the definition of open space it is considered that playfields at this location would comply with BMAP and PPS8.</p>

9.44	Stewartstown Road is designated as an Arterial Route (AR 01/08). Arterial Routes serve as the main transport corridors into and out of Belfast City Centre. The Strategy formulated for Arterial Routes is intended to reflect the RDS drive to enhance Belfast City and reduce the need to travel by car. It is also intended to assist in the promotion of urban renewal throughout the City, which is of fundamental importance to the overall Belfast City Strategy. The proposal including the provision in particular of the Transport Hub and Park and Ride Facility are consistent with this strategy.
9.45	In conclusion the principle of the overall development is considered to be acceptable. The proposed uses at this location in principle are considered to comply with relevant policy subject to planning and environmental considerations detailed below and at reserved matters stage.
	<u>Height, Scale, Massing and Design</u>
9.46	The Concept Plan is limited and highly indicative in terms of detail and aspects of layout and design would cause concern in terms of the topography of the site and proximity to neighbouring residential properties. However, it is considered that given the size of the site, there is sufficient opportunity to provide an acceptable and sustainable layout at reserved matters stage subject to appropriate conditions regarding landscaping and application of design requirements set out in planning policy are attached, as detailed below.
	<u>Landscape and Visual</u>
9.47	A Landscape and Visual Chapter was included in the Environmental Statement (Chapter 11) and further clarified in the Addendum to the Environmental Statement. The Tree Survey Report submitted in support of the outline application has concentrated on the open areas to the centre of Twinbrook and Stewartstown Road. The report acknowledges that these lands are dominated by a mix of open grasslands and woods. These woods help to screen and separate blocks of housing. They also provide significant amenity to this part of Belfast and should be considered very significant in the local landscape.
9.48	The loss of existing trees and vegetation to facilitate the outline proposal is significant and unfortunate, especially in relation to the mature buffer planting along the eastern boundary of the Laurelbank housing area. However, this is required to open up the site for future development. In order to compensate for the loss of this naturalised screen future planting proposals at detailed stage will be required to ensure that large trees can break up and reduce the visual impact of new housing along this boundary.
9.49	In order to mitigate for the loss of existing trees / vegetation within the wider site context it is recommended that detailed planting plans are submitted by the agent at detailed planning stage. Planting proposals should also be accompanied by a 20 years landscape maintenance and management plan.
9.50	Regarding the proposed play facility, at reserved matters stage it is recommend that a detailed layout plan is submitted showing details of proposed equipment, finished surface levels, target age ranges, safety surfacing requirements and minimum use zones. In general terms, the proposed play area should be designed to ensure high levels of natural surveillance, is secured by appropriate boundary treatments and low levels of landscape maintenance.
9.51	Concerns have been expressed by City & Neighbourhood Services Department regarding the potential function and design of the proposed pavilion building. This can be secured

	through conditions requesting further detail to be submitted at reserved matters stage.
9.52	Limited information is available regarding the design and specification of the proposed pitches and courts proposed under the outline application. At reserved matters stage it will be a requirement to submit details of potential surfacing, boundary fencing, pedestrian/maintenance access and floodlighting details. Six pitches are shown in close proximity to existing properties at Aspen Way, with the proposed change from amenity open space to formal recreation details of finished levels, boundary treatments and floodlighting will be required at reserved matters stage.
9.53	A landscape buffer area is proposed between the rear of the proposed Leisure Centre / Multi- Story Car Park and adjacent residential properties with Glasvey Close. The specification and detailed treatment of this landscape will provide a wide structure tree block to this edge, extending up to the edge with Stewartstown Road. This detailed will be conditioned to be submitted at reserved matters stage.
9.54	Due to the increased amount of hard-standing associated with proposed surface car-parking the inclusion of an appropriate planting scheme within both areas to help reduce the visual impact of these zones will be a requirement of any reserved matters application.
	<u>Natural Heritage &amp; Conservation</u>
9.55	PPS2 sets out planning policies for the conservation, protection and enhancement of our natural heritage. An Ecological Assessment has been included in the Environmental Statement.
9.56	NIEA Natural Environment Division (NED) consider there to be no likely significant effects on any designated sites. NED has considered the impacts of the proposal on other natural heritage considerations and, on the basis of the information provided, is content with the proposal subject to conditions and informatives detailed below.
9.57	NED is content with the Proposed Mitigation Measures as proposed in the Environmental Statement and welcomes the retention, creation and enhancement of boundary vegetation and woodland which they consider will mitigate for the loss bat and badger foraging habitat and will create a safe wildlife commuting route around the periphery of the site.
9.58	The proposed mitigations for bats also include phased removal of habitat and erection of bat boxes. NED also welcomes the incorporation of native planting within landscape proposals and removal of non-native shrubs such as Cherry Laurel.
9.59	The Environmental Statement (ES) refers to the requirement for a Habitats Regulations Assessment prior to the issue of any consent and advised that the information required is included in the ES.
9.60	The nearest designated sites are 23.9km via a hydrological link. Shared Environmental Service advise that there would have to a significant pollution at source to affect these sites. No evidence of significant contamination has been found in or around the site. The ES includes mitigation that provides further assurances that pollution in any form will be minimised. Based on the information available Shared Environmental Service has offered no objection to the proposal subject to conditions regarding the submission of a detailed Habitats Regulation Assessment reserved matters stage and proposed mitigation relation to the Environmental Management Plan and use of Sustainable Urban Drainage Systems (SUDS) is implemented. However, the final details of the conditions have not been received at the time of finalising the report. It is therefore proposed to put the final

	conditions forward as a late item or to delegate the final wording of the conditions to the Director of Planning and Place.
9.61	Given that NED and Shared Environmental Service advise appropriate mitigation measures in the form of planning conditions could be imposed it is considered that the proposal therefore complies with the relevant policy requirements of PPS 2.
	<u>Traffic Movement &amp; Parking</u>
9.62	The proposal has been assessed against PPS 3 and PPS 13. In assessing the proposal Transport NI has considered Chapter 14 in the Environmental Statement and the Addendum to the Environmental Statement.
9.63	To improve public transport, the development proposals will include a transport hub that will provide access to the Belfast Rapid Transit (BRT) scheme that will connect the new town centre to Belfast City Centre. Significantly, a separate full planning application for the new transport hub building with bus turning area and signalised access is currently with the Council for consideration.
9.64	Access to the new town centre will principally be via two signal controlled junctions. These junctions will be designed to accommodate existing traffic conditions on Stewartstown Road, town centre traffic, incorporate bus priority measures and provide strong pedestrian crossing opportunities. The internal layout will seek to accommodate the safe and integrated movement of pedestrians, cyclists and vehicles. The detail of which can be considered at reserved matters stage.
9.65	While the proposed development will generate additional traffic movements on the adjacent road network these are not considered to be significant.
9.66	Car parking is proposed in association with the outline proposal however, the final car parking figure will be agreed with Transport NI at detailed stage. A Parking Strategy will be required at various detailed stages.
9.67	The overall aim will be to improve the accessibility of the town centre by walking, cycling and public transport. Transport NI and Translink offered no objection to the proposal subject to conditions and informatives detailed below. Having had regard to the above and comments from Transport NI and Translink it is considered that there is adequate opportunity for an acceptable access arrangements, car parking and public transport solutions to be achieved that will not result in a significant impact of traffic or road safety subject to conditions and informatives detailed below.
	<u>Flood Risk &amp; Drainage</u>
9.68	PPS 15 seeks to minimise and manage flood risk to people, property and the environment. There are three key watercourses neighbouring the application site: Derriaghy River, Woodside Stream and Bell Stream Extension. The site is located outside the 1 in 100 year river floodplain. Given that the site area exceeds 1 hectare Policy FLD 3: Development and Surface Water Flood Risk Outside Flood Plains of PPS 15 is relevant.
9.69	Given the size and nature of the outline proposal, Rivers Agency recommend that a negative condition be attached regarding the submission of a Drainage Assessment at each phase of development which would ensure that the surface water discharges concur with the commitment detailed in Chapter 15 of the Environmental Statement and Chapter



	3 of the Addendum to the Environmental Statement. Overall Rivers Agency has no objection subject to conditions and informatives detailed below.
9.70	Northern Ireland Water has been consulted on the proposal and confirmed that the waste water treatment works (WWTW) has available capacity to accept the additional load.
9.71	NIW has also advised that there is a public water supply to serve the proposal. There are also public foul sewers located to the rear of Glenwood View, Laurelbank and Glasvey Rise which can serve the proposal. More information would be required at detailed submission stage regarding drainage layout and loading.
9.72	There is no public storm sewer which can serve this proposal. NIW advise that the applicant liaise with DARD Rivers Agency at detailed stage to confirm if discharge would be possible to any local watercourse. If this option is not deemed viable it may be necessary to requisition NI Water to provide a suitable storm outfall sewer. These matters can be conditions and addressed at detailed stage and are detailed below.
9.73	Having had regard to the above it is considered that the proposal would not have a significant impact on flood risk, drainage and the sewerage system. The outline proposed scheme is therefore considered acceptable in accordance with relevant policies in PPS15 and the SPPS with respect to flood risk, drainage and sewerage capacity.
	<u>Contaminated Land and Ground Conditions</u>
9.74	In considering individual planning applications, the potential for contamination to be present must be considered in relation to the existing use and circumstances of the land, the proposed new use and the possibility of encountering contamination during development.
9.75	The Environmental Statement included a chapter on Geology, Hydrology and Land Contamination. NIEA: Waste Management is content that the site is low risk and sufficient information has been provided to demonstrate this. NIEA: Waste Management has offered no objection to the development provided negative conditions and informatives are attached. However, the final details of the conditions have not been received at the time of finalising the report. It is therefore proposed to put the final conditions forward as a late item or to delegate the final wording of the conditions to the Director of Planning and Place. In addition, Environmental Health Service has offered no objection subject to conditions and informatives detailed below.
	<u>Amenity</u>
9.76	Paragraphs 4.11 and 4.12 of the SPPS states there are a wide range of environmental and amenity considerations including noise, vibration and air quality.
9.77	The Environmental Statement submitted in support of the outline planning application included chapters on Air Quality & Climate and Noise & Vibration. On the basis of this environmental information submitted Environmental Health Service has offered no objection to the outline proposal subject to conditions and informatives detailed below.
9.78	It is considered that there is sufficient opportunity to provide an acceptable layout at reserved matters stage to ensure that the proposal would not result in an unacceptable impact on the amenity of neighbouring properties in terms of overshadowing, overlooking and dominance.

	<u>Other Environmental Matters</u>
9.79	The application site is in close proximity to the site of a rath which is a monument of local importance and is protected by PPS 6. Historic Environment Division: Historic Monuments Unit (HMU) has considered the impacts of the proposal. HMU is content with the proposal subject to conditions and informatives detailed below.
9.80	There are no listed buildings with the immediate area of the proposal development. A number of listed buildings are located in the wider area.
	<u>Socio Economic Benefits</u>
9.81	The Colin Community was designated as an 'Urban Village' with endorsement from the Office of the First Minister and Deputy First Minister (OFMDFM) as part of ' <i>Together Building a United Community Strategy</i> '.
9.82	There are clear economic benefits that would derive from the approval of this development. The majority of the Colin area currently features in the top 6% most deprived areas in Northern Ireland which has resulted in insufficient economic, health, education and social outcomes.
9.83	The area suffers from a lack of service provision relative to large towns in Northern Ireland. The proposal seeks to address those services gaps and provide for the renewal of public services including retail, health, education, community and leisure in the Colin Area which will help reduce the leakage of expenditure that the Colin population currently spend in other areas and, as a result, help regenerate the local economy, while providing much needed employment opportunities.
9.84	The wider environmental, economic and social benefits of this development proposal are all material in the consideration of this outline application. The proposal will lead to a significant level of future investment with the Colin area and has the potential to make a positive difference in the socio-economic environment of one of the most deprived parts of Northern Ireland.
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
10.1	The above matters are considered to be the main planning issues. All other matters raised by consultees have been assessed and are not considered to outweigh the conclusion that on balance, the proposal is considered to comply with relevant planning policy and would constitute an acceptable sustainable development at this location.
<b>11.0</b>	<b>Conditions and Informatives</b>
	<p>1. As required by Section 62 of the Planning Act (NI) 2011, application for approval of the reserved matters shall be made to the Council within 10 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-</p> <p>(i) the expiration of 12 years from the date of this permission: or  (ii) the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.</p>

Reason: Time limit.

2. Approval of the details of the access to, design and external appearance, landscaping, siting, layout and scale of the development, shall be obtained from the Local Authority before development commences.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions X – X shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To enable the Local Planning Authority to consider in detail the proposed development of the site.

4. Before the details of reserved matters as required by Condition X above are submitted, the application shall submit a Master Plan for the whole of the application site that will provide details of the layout of the proposed development, detailed design considerations and principles, and general planning requirements for the site / area. This Master Plan shall also include details of the phasing of the scheme and the overall layout of the proposed individual plots and the areas of public realm, together with details of any alterations to the scheme arising out of any need to implement it in phases. This Master Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out except in accordance with the approved phasing and plot layout.

Reason: To ensure that control is retained over these elements of the proposed development in the interests of visual amenities of the surrounding area, and to ensure the appropriate phasing and layout of the development as a whole.

5. The quantum gross floorspace of all employment, leisure, education, health and local service uses shall be up to and broadly in accordance with the specification set out in the floorspace schedule that accompanied the application, that is:

Transport Hub: 570 m2  
 Leisure Centre: 6285 m2  
 Community Hub: 5935 m2  
 Health Centre: 4710 m2  
 Post-Primary School: 16000 m2  
 Commercial (A1, A2 & B1): 8820 m2

Reason: To control the nature, range and scale of the commercial activities to be carried on at this location to ensure compliance with the Council's objectives and policies.

6. The gross retail floorspace of any of the individual retail units hereby approved under commercial use detailed in condition 6 shall not exceed 1000 square metres when measured internally.

Reason: To enable the Planning Authority to retain control over the nature, scale, and range of retail activities at this location and ensure that the role and function of protected centres are not prejudiced.

7. The commercial element of the development hereby permitted shall not become operational until a detailed breakdown and statement of the nature, size and impact of the individual elements of the overall commercial use have been submitted to, and approved, in writing by the Local Planning Authority at reserved matters.

Reason: To enable the Planning Authority to retain control over the nature, scale, and range of commercial activities at this location.

8. The layout, amenity space provision, separation distances between residential use hereby approved, shall be designed in accordance with the Department of Environments' supplementary planning advice document 'Creating Places'. All buildings shall be located outside the Root Protection Areas of any retained tree as identified by details to be agreed in accordance with condition X and X below.

Reason: To ensure a satisfactory form of development and to ensure the continuity of amenity afforded by existing trees.

9. No development shall commence on site until details for open space, amenity areas and play areas in accordance with Planning Policy Statement 8 Open Space and Recreation have been submitted to and approved in writing by the local Planning Authority at the Reserved Matters stage. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install. These details shall include arrangements for the future management and maintenance in perpetuity of areas of public open space.

REASON: To ensure a satisfactory provision of open space throughout the development in the interests of the amenity of future residents.

10. No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Planning Authority at the Reserved Matters stage.

11. The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.

12. The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

13. The details shall also include a landscaped buffer zone of 20 metres in depth adjacent to the southern boundaries of the site in proximity to residential properties at Glasvey Close.

14. No development shall take place until full details of both hard and soft landscape

works have been submitted to and approved in writing by the Local Planning Authority at reserved matters stage and these works shall be carried out as approved. These details shall include proposed finished levels and contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; structures including furniture and play equipment, refuse and storage units; proposed and existing functional serviced above and below ground; and retained landscape features.

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

15. A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by the Local Planning Authority at Reserved Matters stage. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes shall be implemented without the consent of the Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.

16. The plans and particulars submitted in accordance with Condition X above shall include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree;
- b) details of the species, diameter (measured as in paragraph (a) ), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply;
- c) details of any trees to be removed on the site or on land adjoining the site boundary;
- d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site;
- e) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, including service lines; [within the crown spread of any retained tree and/or of any tree adjoining the site boundary] or [within a distance from any retained tree or any tree on and adjoining the site boundary, equivalent to half the height of that tree];
- f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development.

REASON: To ensure the continuity of amenity afforded by existing trees

17. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- (c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.
- In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

18. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority at reserved matters stage. These details shall include the levels and contours to be formed, showing the relationship to existing landform. Development shall be carried out in accordance with the approved plans.

19. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority at reserved matter stage, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatments shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

20. At reserved matters stage details of a replacement planting for the development hereby approved shall be submitted to the Local Planning Authority for agreement.

Reason: To ensure that the character of the area is not dramatically altered in the future when trees become over mature and have to be felled.

21. No part of the development hereby permitted shall become operational / occupied until full engineering details of the two vehicular accesses onto the Stewartstown Road, one of which new, one existing, and both of which will be signalled, have been submitted to, and approved by, the Local Planning Authority at Reserved Matters stage.

The detail design drawings of the access onto the Stewartstown Road will be as indicated generally on Layout Drawings 'Southern Access, SCT3870/I/SA/001' and 'North Access, SCT3870/I/SA/002' within the Transport Assessment Appendices published by Belfast City Council 24 November 2015.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

22. The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

Full details of all internal roadways footpaths and cycle paths, including the primary internal distributor road will be provided for each phase of development at Reserved Matters stage.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980.

23. At Reserved Matters Stage details will be submitted to cater for the movement of pedestrians between the proposed town centre and the Dairy Farm shopping centre.

Reason: In the interests of road safety and the convenience of road users.

24. At Reserved Matters Stage details will be submitted for a dedicated pedestrian/cycling boulevard from the south to the new town centre.

Reason: In the interests of road safety and the convenience of road users.

25. At Reserved Matters Stage details will be submitted for a pedestrian/cycling street between the new town centre and Summerhill Drive.

Reason: In the interests of road safety and the convenience of road users.

26. At Reserved Matters Stage a Parking Strategy for the commercial/retail, leisure and health care elements shall be agreed with the Department. In line with the submitted Transport Assessment a target of a maximum of 400 spaces will be set.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

27. At Reserved Matters Stage details of parking provision for the Park and Ride element shall be agreed with the Department. In line with the submitted Transport Assessment a minimum of 100 spaces will be provided.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

28. At Reserved Matters Stage details of parking provision and servicing facilities for the Post-Primary (Secondary) School shall be agreed with the Department in accordance with the requirements of current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

29. At Reserved Matters Stage details of parking provision and servicing for the Residential element shall be agreed with the Department in accordance with the requirements of Creating Places.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

30. The commercial and health centre elements of the development hereby permitted shall not become operational until appropriate Travel Plans have been submitted to, and approved, by the Department at Reserved Matters stage to promote alternative modes of transport.

Reason: To encourage the use of alternative modes of transport for development users in accordance with the Transportation Principles.

31. The Post Primary School element of the development hereby permitted shall not become operational until A School Travel Plan has been submitted to, and approved, by the Department at Reserved Matters stage to promote alternative modes of transport. DfE guidance can be found at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/445407/Home\\_to\\_School\\_Travel\\_and\\_Transport\\_Guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/445407/Home_to_School_Travel_and_Transport_Guidance.pdf)

Reason: To encourage the use of alternative modes of transport for development users in accordance with the Transportation Principles.

32. The residential element of the development hereby permitted shall not become operational until a Residential Travel Plan has been submitted to, and approved, by the Department at Reserved Matters stage to promote alternative modes of transport. DfT guidance can be found at:

<http://travl.org/downloads/Publications/Useful%20Documents/Making%20Residential%20Travel%20Plans%20Work.pdf> )

Reason: To encourage the use of alternative modes of transport for development users in accordance with the Transportation Principles.

33. The development hereby permitted shall not become operational until Service Management Plans for the health care, academic and commercial elements have been submitted to, and approved, by the Department at Reserved Matters stage.

Reason: To ensure there is a safe and convenient road system within the development.

34. At reserved matters, plans shall show that lighting on site complies with the Technical Specifications in the Bat Conservation Trust's document Bats and



lighting: Overview of current evidence and mitigation guidance. Stone, E.L. (2013), and shall be designed to have minimal spill onto areas of retained woodland and watercourses within the site.

This document can be found at: [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html)

Reason: To minimise the impact of the proposal on bats

35. At reserved matters stage, plans shall be submitted and approved in writing by the Local Planning Authority which show a 25m exclusion zone around the badger sett entrances that are shown on Environmental Statement Appendix 9: Figure 9.5 Badger

Setts.

Reason: To minimise the impact of the proposal on badgers.

36. At reserve matters stage, a planting schedule shall be submitted and approved in writing by the Local Planning Authority. This planning schedule shall consist only of native species.

Reason: To mitigate for the loss of biodiversity loss on the site.

37. At reserve matters stage, amended bat, badger and habitat surveys shall be submitted and approved in writing by the Local Planning Authority. That include:
- o the names or qualifications of the surveyors who took part in the survey work
  - o the dates when the badger and habitat surveys were undertaken
  - o photographs of each badger sett entrance with an indicator of scale
  - o the location of the main sett, as the sett on site is likely to be an outlier
  - o details of bat passes, passes per hour and the location of the passes for all bat species

Reason: To ensure maintenance of biodiversity and protected species on site.

38. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

39. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

40. At detailed stage, a Method of Works Statements, for all works in, near or liable to affect any waterway as defined by the Water (Northern Ireland) Order 1999, must

be submitted to the Planning Authority, for consultation and agreement with NIEA Water Management Unit, at least 8 weeks prior to the commencement of the works or phase of works.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

41. At detailed stage, a Verification Report shall be submitted Belfast City Council for approval. This report must demonstrate that all risks posed to human health by land contamination have been satisfactorily managed through the implementation of appropriate remediation measures. The remediation measures shall comprise the installation of gas protection measures in all buildings to a level sufficient to protect a CIRIA 'Characteristic Situation 2' gas regime. The gas protection measures should be installed and verified in line with current industry best practice guidance.

Reason: Protection of human health

42. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Belfast Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

43. At the detailed design stage, a Noise Impact Assessment shall be carried out and submitted to Belfast City Council for approval. The noise assessment must consider the potential noise impact of the relevant plant and equipment associated with the development on the nearest residential receptors with regard to *BS4142:2014 Method of Rating and Assessing Industrial and Commercial Noise* in accordance with Chapter 12, Section 12.4.7 of the Strategic Planning, *Colin Town Centre Masterplan, Environmental Statement*, Volume 1, dated February 2015.

Reason: Protection of residential amenity

44. This assessment must include a description of any noise mitigation measures which may be necessary to ensure that the Rating Level of sound from plant and equipment associated with the development does not exceed the Background Sound Level (for both day time and night time hours) at the nearest noise sensitive premises. The information shall thereafter be implemented as approved.

Reason: Protection of residential amenity

45. Prior to the operation of the development, a Noise Verification report shall be submitted to the Belfast City Council demonstrating that the Rating Level of sound from plant and equipment associated with the development does not exceed the existing Background Sound Level (for both day time and night time hours). The Rating Level shall be determined at the nearest noise sensitive premises and all measurements shall be made in accordance with *BS4142:2014 Method for rating industrial noise affecting mixed residential and industrial areas*.

Reason: Protection of residential amenity

46. In accordance with Chapter 12, Section 12.4.17 of the Strategic Planning, *Colin Town Centre Masterplan, Environmental Statement*, Volume 1, dated February 2015, the design of residential buildings within the development shall be constructed to ensure that internal noise levels within any apartment does not:

- exceed 35 dB  $L_{Aeq(1hour)}$  at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
- exceed 30 dB  $L_{Aeq}$  at all other times measured over a five minute period within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
- exceed 45 dB  $L_{AMax}$  for any single sound event between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

Reason: Protection of residential amenity

47. Deliveries and collections by commercial vehicles to and from retail development shall only be made between the hours of 07.00hrs and 23.00hrs unless it can be demonstrated by the applicant that such activities will not result in noise disturbance at the nearest residential receptors.

Reason: Protection of residential amenity

48. The sports pitches shall not be operational outside the hours 09.00hrs – 23.00hrs on Monday to Friday, 09.00hrs – 22.00hrs on a Saturday and 09.00hrs – 17.00hrs on a Sunday.

Reason: Protection of residential amenity

49. At reserved matters stage, a Construction Environmental Management Plan considering noise/vibration and dust mitigation shall be submitted for review and approval by Belfast City Council in accordance with Chapter 12, Section 12.5.3 of the Strategic Planning, *Colin Town Centre Masterplan, Environmental Statement*, Volume 1, dated February 2015.

The Plan should pay due regard to *BS 5228:2009 Noise and Vibration Control on Construction and Open Sites* and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison.

Reason: Protection of residential amenity.

50. At the detailed design stage, an Artificial Lighting Assessment shall be submitted to Belfast City Council for approval. The assessment must consider the impact of floodlighting associated with the proposed sports pitches on the surrounding residential area together with any proposed design measures required to limit glare

and overspill into nearby residential premises. The design of any proposed lighting scheme for the development shall be in accordance with guidance contained within the Institute of Lighting Professionals 'Guidance for the reduction of Obtrusive Light', ILP 2011.

Prior to operation of the development, the applicant shall verify that all artificial lighting connected with the development is in accordance with guidance contained within the Institute of Lighting Professionals 'Guidance for the reduction of Obtrusive Light', ILP 2011.

Reason: Protection of residential amenity.

51. At reserved matters stage a Drainage Assessment has been submitted in accordance with PPS 15: Planning and Flood Risk have been submitted to and approved in writing by the Local Planning Authority at Reserved Matters stage. Any mitigation measures identified within the Drainage Assessment shall be implemented to the satisfaction of Rivers Agency and verified by the Local Planning Authority before the occupation of the development hereby permitted.

Reason: To ensure the appropriate mitigation and flooding in the interests of amenity and public safety.

52. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within building(s) approved at reserved matters stage.

Reason: In the interests of visual amenity.

53. At reserved matters stage, detailed proposals for the disposal of storm water and foul sewerage have been submitted to and approved in writing by Northern Ireland Water and verified by the Local Planning Authority. No part of the development hereby approved shall be occupied until the approved arrangements are in place.

Reason: To ensure the provision of the necessary infrastructure to service the development.

54. Final NIEA: Waste Management Conditions to be added as per paragraph 9.75.

55. Final Shared Environmental Service Conditions to be added as per paragraph 9.59

### **Informatives**

The Department of Regional Development is currently (May 2016) implementing the Belfast Rapid Transport scheme, extending to the Stewartstown Road. This will create a signalised junction at a new access onto the Stewartstown Road and a Transport Hub (LA04/2016/0430/F). This access is also proposed to accommodate access to the Colin Town Centre development.

### **Badgers**

The applicant's attention is drawn to Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5 of this Order, which includes the badger (*Meles meles*). It is also an offence to intentionally or recklessly: damage or destroy, or

obstruct access to, any structure or place which badgers use for shelter or protection; damage or destroy anything which conceals or protects any such structure; disturb a badger while it is occupying a structure or place which it uses for shelter or protection. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

If there is evidence of badger on the site, all works must cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Belfast BT7 2JA. Tel. 028 905 69605

#### Bats

The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:

- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat;
- b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately to disturb such an animal in such a way as to be likely to:
  - (i) affect the local distribution or abundance of the species to which it belongs;
  - (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or
  - (iii) Impair its ability to hibernate or migrate;
- d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency,

To avoid any breach of The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), all mature trees and/or buildings which require works should be surveyed for the presence of bats by an experienced bat worker or surveyor within 48 hours of removal, felling, lopping or demolition. All survey work should be carried out according to the Bat Conservation Trust Good Practice Guidelines (<http://www.bats.org.uk>). If evidence of bat activity is discovered all works must cease immediately and further advice must be sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Belfast BT72JA. Tel. 028 905 69605

#### Birds

The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- o kill, injure or take any wild bird; or
- o take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- o at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- o obstruct or prevent any wild bird from using its nest; or
- o take or destroy an egg of any wild bird; or
- o disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- o disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree, hedge loss or vegetation clearance should be kept

to a minimum and removal should not be carried out during the bird breeding season between 1st March and 31st August.

#### Japanese Knotweed

The applicant's attention is drawn to Article 15 of The Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence for any person to plant or otherwise cause to grow in the wild any plant included in Part II of Schedule 9 of the Order, which includes Japanese knotweed (*Fallopia japonica*). This highly invasive plant species has been recorded on site and control measures must be taken to ensure that any works do not cause it to spread either on or off the site.

Japanese knotweed spreads entirely via fragments of plant material or rhizome (root) material. Any soil, containing such material, which is removed off site, is classified as controlled waste under the Controlled Waste Regulations (Northern Ireland) 2002. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 places a duty of care on 'anyone who produces, imports, stores, transports, treats, recycles or disposes of waste to take the necessary steps to keep it safe and to prevent it from causing harm, especially to the environment or to human health'. In the case of Japanese knotweed it is the duty of the waste producer to inform the licensed waste carrier and licensed landfill site that the controlled waste material contains Japanese knotweed as part of the waste transfer process.

Please see the following link for Best Practice Guidance:

<http://invasivespeciesireland.com/toolkit/best-practice-management/>

Further advice can be sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Belfast BT7 2JA. Tel: 028 905 69605

For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:

Historic Environment Division – Historic Monuments Unit  
Causeway Exchange  
1–7 Bedford St  
Belfast, BT1 7FB  
Tel:

Quote reference: SM11/1Ant 64:2

Application for the excavation licence, required under the *Historic Monuments and Archaeological Objects (NI) Order 1995*, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:

Historic Environment Division – Historic Monuments Unit  
Causeway Exchange  
1–7 Bedford St  
Belfast, BT1 7FB

Water Management Unit recommends the applicant refers to and adheres to the precepts contained in DOE Standing Advice Note No. 5 – Sustainable Drainage Systems (April 2015) and DOE Standing Advice Note No. 4 – Pollution Prevention Guidance (April 2015) .

Standing Advice Notes are available at:

[http://www.planningni.gov.uk/index/advice/northern\\_ireland\\_environment\\_agency\\_guidance/standing\\_advice.htm](http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/standing_advice.htm)

Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications. The applicant should refer to in DOE Standing Advice Note No. 11 – Discharges to the Water Environment (April 2015).

Should your proposed scheme involve water abstractions (e.g. dewatering of an excavation) or an impoundment (a pool of water formed by a dam or pit):  
In accordance with the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 (as amended) it is a mandatory requirement that upon the abstraction and/or diversion and/or impoundment of water from the natural river channel/lake, coastal or groundwater sources, an abstraction/impoundment licence should be obtained unless the operations specified are Permitted Controlled Activities ([http://www.doeni.gov.uk/niea/permitted\\_controlled\\_activities.pdf](http://www.doeni.gov.uk/niea/permitted_controlled_activities.pdf)).

The applicant should adhere to the advice detailed in the DOE guidance document 'Surface Waters Alterations Handbook' which can be accessed via the following link: [http://www.doeni.gov.uk/surface\\_water\\_alteration\\_handbook\\_-\\_online\\_version.pdf](http://www.doeni.gov.uk/surface_water_alteration_handbook_-_online_version.pdf)

Effective mitigation measures must be in place to protect all watercourses within the development site and surrounding water bodies from any discharge into them that may damage ecological status and to ensure that the Water Framework Directive (WFD) objectives for the water body are not compromised nor the WFD objectives in other downstream water bodies in the same and other catchments.

The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

#### **WASTE & CONTAMINATED LAND (NORTHERN IRELAND) ORDER 1997**

The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.

#### **CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011**

- The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to commercial and residential accommodation.

- A proprietary odour abatement system should be installed to suppress and disperse odours created from cooking operations within the development. The outlet from any extract ventilation ducting should terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby commercial and residential premises.
- For additional information on design of odour extraction systems, the applicant is advised to refer to the DEFRA/NETCEN Guidance at <http://www.defra.gov.uk/environment/noise/research/kitchenexhaust.pdf>
- Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill so as not to cause light nuisance to commercial and residential premises.

#### **THE SMOKING (NI) ORDER 2006**

The applicant is advised to ensure that designated smoking areas are suitably managed and controlled to prevent noise, litter, anti social behaviour and loss of amenity to residential premises. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the smoking area design is compliant with the regulations.

#### **GAS SAFETY (INSTALLATION AND USE) REGULATIONS (NI) 2004**

Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas.

#### **CLEAN AIR (NI) ORDER 1981**

Dependant on the method of heating to be used within development buildings, it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. Further advice may be sought from the Environmental Protection Unit, Belfast City Council, 4-10 Linenhall Street, Belfast, BT2 8BP.

#### **THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) (NORTHERN IRELAND) ORDER 1985**

For entertainment events such as outdoor events it will be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence.

The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. Guidance is available on the following link:

<http://www.belfastcity.gov.uk/buildingcontrol-environment/licences-permits/entertainmentlicence.aspx>

The applicant is advised that under the terms of Schedule 6 of the Drainage (NI) Order 1973 any proposal either temporary or permanent, in connection with the development which involves interference with any watercourse such as culverting, bridging, diversion, building adjacent to or discharge of storm water etc requires the written consent of Rivers Agency. This should be obtained from our Eastern Regional Office, Ravarnet House, Altona Road, Largymore, Lisburn. BT27 5QB



**Signature (s)**

**Date:**

<b>ANNEX</b>	
<b>Date Valid</b>	19th December 2014
<b>Date First Advertised</b>	5th February 2015
<b>Date Last Advertised</b>	11 March 2016
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, 1 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ, The Owner/Occupier, 1,24A Credenhill Park,Dunmurry,Antrim,BT17 0ES, The Owner/Occupier, 10 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA, The Owner/Occupier, 10 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ, The Owner/Occupier, 11 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ, The Owner/Occupier, 11 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE, The Owner/Occupier, 11 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA, The Owner/Occupier, 11 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY, The Owner/Occupier, 12 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA, The Owner/Occupier, 12 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ, The Owner/Occupier, 12 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY, The Owner/Occupier, 127 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 129 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 13 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ, The Owner/Occupier, 13 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY, The Owner/Occupier, 131 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 133 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 135 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 137 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 139 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS, The Owner/Occupier, 14 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA, The Owner/Occupier, 14 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,</p>	

The Owner/Occupier,  
14 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY,  
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14 Netherlands Drive,Dunmurry,Antrim,BT17 0EU,  
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145 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS,  
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147 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RS,  
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189 Laurelbank, Poleglass, Dunmurry, Antrim, BT17 0RT,  
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191 Laurelbank, Poleglass, Dunmurry, Antrim, BT17 0RT,  
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The Owner/Occupier,  
24 Credenhill Park,Dunmurry,Antrim,BT17 0ES,  
The Owner/Occupier,  
24 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
24 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
241 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
243 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
245 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
247 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
249 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
25 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
25 Credenhill Park,Dunmurry,Antrim,BT17 0ES,  
The Owner/Occupier,  
25 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
25 Old Colin,Poleglass,Dunmurry,Antrim,BT17 0AX,  
The Owner/Occupier,  
251 Laurelbank,Poleglass,Dunmurry,Antrim,BT17 0RT,  
The Owner/Occupier,  
26 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,

The Owner/Occupier,  
26 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
27 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
27 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
28 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
28 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
29 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
29 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
29 Old Colin,Poleglass,Dunmurry,Antrim,BT17 0AX,  
The Owner/Occupier,  
3 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
3 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
30 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
30 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
31 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
31 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
32 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
32 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
33 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
33 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
33 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
34 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
34 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
34 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
35 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
35 Corrina Park,Dunmurry,Antrim,BT17 0HA,  
The Owner/Occupier,  
35 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
35 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
35 Old Colin,Poleglass,Dunmurry,Antrim,BT17 0AX,  
The Owner/Occupier,

36 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
36 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
36 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
37 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
37 Corrina Park,Dunmurry,Antrim,BT17 0HA,  
The Owner/Occupier,  
37 Glasvey Close,Poleglass,Dunmurry,Antrim,BT17 0EE,  
The Owner/Occupier,  
37 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
37 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
38 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
38 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
38 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
39 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
39 Corrina Park,Dunmurry,Antrim,BT17 0HA,  
The Owner/Occupier,  
39 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
39 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
4 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
4 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
40 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
40 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
40 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
41 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
41 Corrina Park,Dunmurry,Antrim,BT17 0HA,  
The Owner/Occupier,  
41 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
41 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
42 Glasvey Court,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0DY,  
The Owner/Occupier,  
42 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
42 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
43 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,



The Owner/Occupier,  
43 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
44 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
45 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
45 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
46 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
46 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
47 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
47 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
48 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
48 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
49 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
49 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
5 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
5 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
50 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
50 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
51 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
51 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
52 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
53 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
53 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
54 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
55 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
55 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
56 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
57 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
57 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,

58 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
59 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
6 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
6 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
60 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
60 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
61 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
62 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
62 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
64 Glasvey Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0ED,  
The Owner/Occupier,  
64 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
65 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
66 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
67 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
69 Woodside Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SR,  
The Owner/Occupier,  
7 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,  
The Owner/Occupier,  
7 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
7 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY,  
The Owner/Occupier,  
70 Woodside Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SR,  
The Owner/Occupier,  
71 Woodside Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SR,  
The Owner/Occupier,  
71 Woodside Park,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SS,  
The Owner/Occupier,  
72 Woodside Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SR,  
The Owner/Occupier,  
72 Woodside Park,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SS,  
The Owner/Occupier,  
73 Woodside Drive,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SR,  
The Owner/Occupier,  
73 Woodside Park,Poleglass,Dunmurry,Dunmurry,Antrim,BT17 0SS,  
The Owner/Occupier,  
8 Glasvey Crescent,Poleglass,Dunmurry,Antrim,BT17 0EA,  
The Owner/Occupier,  
8 Glasvey Rise,Poleglass,Dunmurry,Antrim,BT17 0DZ,  
The Owner/Occupier,  
8 Glenwood View,Poleglass,Dunmurry,Antrim,BT17 0QY,

The Owner/Occupier,  
 9 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,  
 The Owner/Occupier,  
 9 Glasvey Close, Poleglass, Dunmurry, Antrim, BT17 0EE,  
 The Owner/Occupier,  
 9 Glasvey Crescent, Poleglass, Dunmurry, Antrim, BT17 0EA,  
 The Owner/Occupier,  
 9 Glenwood View, Poleglass, Dunmurry, Antrim, BT17 0QY,  
 The Owner/Occupier,  
 Housing Executive District Office, Stewartstown  
 Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0SB,  
 Amy Banks  
 Rushmere House 46 Cadogan Park Malone Lower  
 The Owner/Occupier,  
 The Health Centre, 212 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AW,  
 The Owner/Occupier,  
 The Health Centre, 212 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0FB,  
 The Owner/Occupier,  
 UNIT 6, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AH,  
 The Owner/Occupier,  
 Unit 1, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AH,  
 The Owner/Occupier,  
 Unit 2, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AH,  
 The Owner/Occupier,  
 Unit 3, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AH,  
 The Owner/Occupier,  
 Unit 4, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0AH,  
 The Owner/Occupier,  
 Unit 5, 208 Stewartstown Road, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0LB,

**Date of Last Neighbour Notification**

23rd March 2016

**Date of EIA Determination**

ES submitted with outline application

**ES Requested**

Yes

**Drawing Numbers and Title****01 – Site Location Plan****Notification to Department (if relevant)**

Date of Notification to Department: N/A  
 Response of Department: