



## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> LA04/2017/0361/F	<b>Target Date:</b>
<b>Proposal:</b> Subdivision of retail unit 1 into 2 no new retail units with provision of mezzanine at new unit 1b, single storey rear extension with dock leveller, elevation changes including re-cladding, reconfiguration of existing car parking and all associated works	<b>Location:</b> Hillview Retail Park Crumlin Road Belfast
<b>Referral Route:</b> Referred by Director of Planning and Place given connection with Major Application LA04/2016/2360/F	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Hillview Centre Belfast Ltd Alfred House 19-21 Alfred Street Belfast BT2 8ED	<b>Agent Name and Address:</b> TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p><b>Executive Summary:</b> This application seeks planning permission for the subdivision of the existing retail unit 1 into 2 no new retail units with provision of mezzanine at new unit 1b, single storey rear extension with dock leveller, elevation changes including re-cladding, reconfiguration of existing car parking and all associated works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of subdivision and additional Floorspace;</li> <li>- Impact on transport and other infrastructure; Flooding &amp; Contamination</li> <li>- Impact on Amenity</li> </ul> <p>The site is located within Hillview Retail Park in North Belfast, and comprises six vacant retail units. The site is located on unzoned lands in the Belfast Urban Area Plan and within a proposed District Centre in the Draft Belfast Metropolitan Area Plan.</p> <p><u>Principle</u> The development for retail on the site was established in October 2000 and under a further planning approval to encompass one major retail unit and five smaller retail units with associated car parking granted in August 2002.</p> <p>This proposal is essentially for elevational changes as the other elements are permitted by virtue GDO and or have not been restricted by the Retail Park permission.</p> <p>The Strategic Planning Policy Statement for Northern Ireland seeks to promote Belfast City Centre as the leading shopping centre in Northern Ireland and that outside City and Town Centres the nature and scale of retail development is to be controlled in order to protect the</p>	

vitality and viability of the city and town centres and retail development to be focused on designated District Centres, Shopping / Commercial Areas and Designated Commercial Nodes on designated Arterial Routes and designated Local Centres.

The proposal meets these strategic objectives, and will compliment Belfast City Centre's retail offer.

#### Representations

A total of 4 letters of objection have been received. Issues raised include the following:

- A mixed use development would be more suitable at this location. The land should be used to tackle the social housing crisis in the area.
- The site does not function as a District Centre. It has been vacant since 2007.
- BMAP 2015 is not up-to-date. An assessment of need and impact on town centres within the catchment is required.
- The Transport Assessment is not up to date.
- Economic benefits should not be given weight to a speculative proposal.
- Flooding, Increased Traffic, Air Quality, Contaminated land, noise and odour issues.

All matters have been fully considered in the attached case officer report

#### Consultees & Environmental Matters

Environmental Health Department have requested that a number of conditions are attached to ensure adjacent properties do not suffer any significant loss of amenity as a result of the proposal

NIEA Waste Management Unit has no objections to the development and have provided Conditions - No unacceptable risks to environmental receptors have been identified.

TNI – have no objection in respect of traffic movement and parking.

Rivers Agency – awaiting response. However the existing units are located outside the area of the site that would be prone to flooding.

#### **Recommendation**

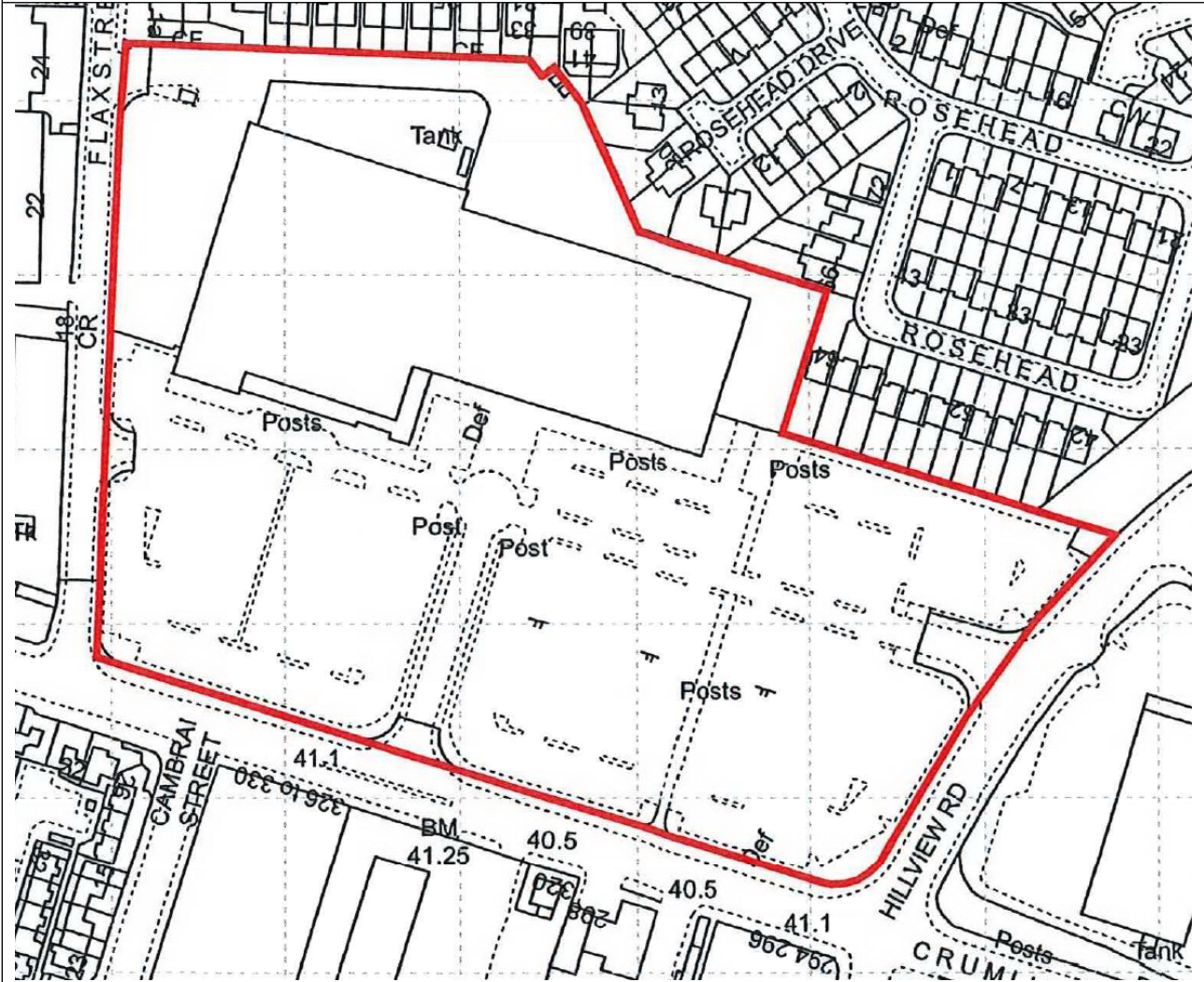
Having had regard to the extant development plan, the draft development plan, relevant planning policies, and other material considerations the proposed additional elements both individually and cumulatively are considered acceptable.

It is recommended that the proposal should be approved subject to conditions set out in the case officer report.

**Signature(s):**

## Case Officer Report

## Site Location Plan



1.0	<p><b>Description of Proposed Development</b></p> <p>Subdivision of retail unit 1 into 2 no new retail units with provision of mezzanine at new unit 1b, single storey rear extension with dock leveller, elevation changes including re-cladding, reconfiguration of existing car parking and all associated works</p> <p>In total approximately 220 sqm of additional floorspace will be created with a small single storey rear (6m x 5m) extension and the internal mezzanine floor.</p>
2.0	<p><b>Description of Site</b></p> <p>The site is located within a proposed District Centre designation (BT017/2) in draft the Belfast Metropolitan Area Plan.</p> <p>The site has an overall area of approximately 4Ha and includes the former Dunnes Stores retail unit (approximately 1900 sq.m in size) and 5 separate retail units (each measuring approximately 800 sq.m each).</p> <p>The site is bounded on three sides by a two metre high railing with a brick base course interspersed with brick columns, while the remaining boundary comprises the forecourt</p>

	of the retail units.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b> Z/1999/2344/F - Development to encompass 2 No major retail units and 3 No smaller retail units with associated car parking. Approved 16<sup>th</sup> October 2000.</p> <p>Z/2001/2689/F - Development to encompass one major retail unit and five smaller retail units with associated car parking. Approved 27<sup>th</sup> August 2002.</p> <p>LA04/2016/0162/F - Road realignment including a right turn lane and associate site and access works (renewal of previous planning permission Z/2009/1515/F). Approved 4<sup>th</sup> July 2016.</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 15 – Planning and Flood Risk Development Control Advice Note 4 - Restaurants, Cafes and Fast Food Outlets Development Control Advice Note 15 - Vehicular Access Standards</p>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	<p>Transport NI – No objections subject to conditions NI Water – No objections Rivers Agency – Await response NIEA Waste Management Unit – No objections subject to conditions</p>
<b>6.0</b>	<b>Non Statutory Consultee Responses</b>
	Environmental Health – No objections subject to conditions
<b>7.0</b>	<b>Representations</b>
	<p>The application has been neighbour notified and advertised in the local press.</p> <p>A total of 4 letters of objection were received.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of subdivision and additional Floorspace;</li> <li>- Impact on transport and other infrastructure;</li> <li>- Flooding.</li> <li>- Contamination</li> <li>- Impact on Amenity</li> </ul>
9.2	<p><b>The principle of subdivision and additional Floorspace</b> The retail unit to be subdivided is the largest unit on site and was formerly occupied by Dunnes Stores. The extension is approximately 220 sqm of additional floorspace with a small single storey rear (6m x 5m) extension and the internal mezzanine floor. Given that the external extension is less than 50sqm and lower than 5m it would not require planning</p>

	<p>permission. As there were no restrictive floorspace conditions placed on the original planning approval the subdivision of the largest retail unit and the proposed mezzanine floor do not require planning permission. So effectively the only element of the proposal that requires planning permission is the proposed elevational changes.</p>
9.3	In the Belfast Urban Area Plan the site is located on unzoned whiteland.
9.4	<p>In the Draft Belfast Metropolitan Area Plan the site is located within a proposed district centre.</p> <p>There were two objections to the proposed zoning:  <b>BT 017/2 – Hillview</b>          (Objections 3801 &amp; 2965/147)          Objection 3801 sought that 3 areas of land should be added to the District Centre designation. The Planning Appeals Commission noted that the objection was not supported by any justification of the need for additional lands to be so designated, and that dwellings are under construction on the white land to the rear of the District Centre, which was one of the objection sites. The PAC agreed with the Department that there is no justification for extending the boundary to include additional land. In the absence of any case for the objector the PAC recommended no change to the Plan as a result of this objection.</p>
9.5	The site is located within the proposed Suburban District Centre designation BT17/2 as designated in the draft Belfast Metropolitan Area Plan, one of six district centres designated in draft BMAP (Connswater, Park Centre, Kennedy Centre, Westwood Centre, Yorkgate and Hillview). These centres play an important role in providing shoppers in Belfast with convenience and choice. District Centres play an important role in providing shoppers in Belfast with convenience and choice. These centres co-exist with the City Centre and should fulfil a complementary role.
9.6	<p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
9.7	<p>Having said this, the draft BMAP has been superseded by the SPPS as the most recent expression of strategic retail policy for Belfast, and indeed Northern Ireland. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted.</p>
9.8	<p>The SPPS introduces new retail policy under ‘town centres and retailing’ at pages 101-105, replacing previous considerations within Planning Policy Statement 5. Paragraph 6.270 states that <i>‘the aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS.’</i></p>
9.9	<p>Paragraph 6.276 of the 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>
9.10	<p>Subsequently the proposal meets this strategic policy requirement of the SPPS in that it involves the reopening of a number of existing retail units and the introduction of accompanying complimentary units which will help regenerate the centre.</p>

9.11	<p><b>Impact on character of the area</b></p> <p>Given the nature of the proposal, with the built form already present on the site and only minimal design alterations to the building, it is not considered that the proposal will result in any detriment to the character of the area.</p>
9.12	<p><b>Impact on transport and other infrastructure</b></p> <p>TransportNI was consulted in relation to traffic, access, and parking issues. They have offered no objections subject to conditions detailed below at 11.7-11.8.</p>
9.13	<p><b>Flooding</b></p> <p>The proposal has been assessed against Policy FLD1 of Planning Policy Statement 15. The site has been deemed an exception given the developed nature of the site. Rivers Agency comments remain outstanding however based on comments on application LA04/20916/2360/F, the floodplain is located to the front of the site close to the Crumlin Road, and therefore this application is not affected with the built form and hardstanding already established.</p>
9.14	<p><b>Contamination</b></p> <p>The Environmental Health Service has examined the following report submitted in support of the above retail development:</p> <ul style="list-style-type: none"> <li>- RPS – <i>Hillview Centre Belfast Ltd, Redevelopment of Hillview Retail Park; Generic Quantitative Risk Assessment Report</i>; Report No. IBR0908, dated March 2017</li> </ul>
9.15	<p>Following an intrusive site investigation involving the installation of 12 window sample boreholes and subsequent sampling and analysis of soil/water with ground gas monitoring, a Generic Quantitative Risk Assessment (GQRA) was conducted.</p>
9.16	<p>In relation to ground gas, the site has been characterised as Characteristic Situation 1, therefore no special measures with regard to gas protection will be required within the development buildings.</p>
9.17	<p>Asbestos (Amosite and Chrysotile) was identified within 7 of the 29 soil samples at varying depths of made ground within the site. The report concludes that the final development will provide a barrier by way of hardstanding and buildings, therefore no pathway will exist for the subsoil asbestos.</p>
9.18	<p>Based on the information received and in the event that planning permission is to be granted, Environmental Health have requested that the condition detailed at 11.2 is attached to any planning permission.</p>
9.19	<p><b>Impact on Amenity</b></p> <p>The RPS report '<i>Proposed Development at Hillview Retail Park, Crumlin Road, Belfast; Noise and Vibration Assessment</i>', Document No NI1748/N/01/01, dated 23/11/16 aims to assess the noise impact from the construction and operational phases of the development on noise sensitive receptors located at Prospect Park, Tennent Street and Cambrai Street.</p>
9.20	<p>Construction phase:</p> <p>Mitigation measures have been recommended in Section 5.0 of the report with regard to the construction phase of the development. These measures include the erection of temporary noise barriers close to sensitive residential locations. The report states that the exact positioning of the barrier will be specified in a 'detailed construction plan' (having regard to BS 5228:2009+A1: 2014) to be completed at a later date and agreed with</p>

	Belfast City Council.
9.21	<p>Operational phase: Plant and Equipment Noise - Section 4.2.2 - According to the report the precise locations and specifications for development plant/equipment are not known at this stage and refers to this additional information being finalised at the detailed design stage. A condition will therefore be attached to any approval that the details of the proposed plant/equipment will be submitted to and approved by the Council prior to occupation, as detailed below at 11.3.</p>
9.22	<p>The report refers to general plant associated with such a development (e.g. air handling units, refrigeration, plant rooms etc), it is noted from the drawings that a dock leveller will be situated within the rear service yard.</p> <p>Based on the information received and in the event that planning permission is to be granted, Environmental Health Department have requested that a number of conditions are attached to any planning approval that should</p>
9.23	<p><b>Representations</b> A total of 4 letters of objection were received.</p>
9.24	<p>As stated above at 9.2, the only aspect of this planning application that requires planning permission is the elevational changes to the existing building, which are acceptable. Many of the points raised in the objections are therefore irrelevant to this application. The following issues of concerns have been raised:</p>
9.25	<ul style="list-style-type: none"> <li>- <b>A mixed use development would be more suitable at this location.</b></li> <li>- The site is unzoned white land in BUAP, however it is zoned as a district centre in the draft Belfast Metropolitan Area Plan. The role of the district centre is to compliment Belfast City Centre and provide shoppers with convenience and choice. The proposal is fully compliant with both the zoning and the SPPS which specifically states that district centres should be retained. It is important to note that the existing retail units could reopen in the future without any resource to the planning authority.</li> <li>- <b>The site may be designated as a District Centre in BMAP but it does not function as one. It has been vacant since 2007.</b></li> <li>- The proposal is fully compliant with both the zoning and the SPPS which specifically states that district centres should be retained. It is important to note that the existing retail units could reopen in the future without any resource to the planning authority.</li> <li>- <b>Hillview Retail Park became abandoned after release of Draft BMAP and during public examination and as such its's status as a district centre was not fully considered by the Planning Appeals Commission. It never complimented the existing retail offer in Belfast City Centre.</b></li> <li>- The SPPS which specifically states that district centres should be retained. The proposal will rejuvenate this district centre and help it retain its potential to operate as such.</li> <li>- <b>Hillview does not display the physical attributes of a District Centre as defined in PPS5 and The Technical Supplement 4 – Retailing Volume 1.</b></li> <li>- As stated above the site is zoned/ designated as a proposed district centre within the draft Belfast Metropolitan Area Plan. PPS5 has been superseded by the SPPS.</li> <li>- <b>BMAP 2015 is not up-to-date</b></li> <li>- The assessments in the draft BMAP 2015 are the most up to date in terms of a development plan for Belfast until such times as the Local Development Plan is adopted, as stated in the SPPS in terms of the transitional arrangements.</li> <li>- <b>No assessment of need has been submitted as per 6.271 and 6.282 of the SPPS</b></li> </ul>

- As stated above no assessment of need is required in what is a proposed District Centre as defined in dBMAP.
- **The impact the proposal will have on the existing local retailers.**
- The proposal is located within a proposed District Centre. The Retail Units on the site have already benefitted from planning permission, which was subsequently implemented. There is no policy requirement for a Retail Impact Assessment.
- **The proposal involves an increase of 2,058 sqm and thus the applicant must demonstrate that no adverse impact on town centres within the catchment as per paragraphs 6.276 and 6.283 of the SPPS.**
- As the proposal is located within a proposed District centre in the draft BMAP there is no requirement to assess the retail impact on the City Centre. The existing retail units have benefitted from an implemented planning permission.
- **The Transport Assessment submitted in support of the proposal adopts the retail traffic 10 years earlier as a committed development or baseline position. This is a fundamental flaw.**
- TransportNI have offered no objections subject to a number of conditions detailed below at 11.7 and 11.8.
- **The proposal does not meet the exceptions test of Policy FLD1 of Planning Policy Statement 15.**
- This is a previously developed site with significant levels of hard standing. Rivers Agency have stated in response to consultation on the other application (LA04/2016/2360/F) on the site that parts of the site are located within the 1 in 100 year flood plain however, this part of the site is not effected by Flooding.
- **It would be irrational to place any weight on economic benefits with what is a speculative proposal.**
- The proposal complies with current planning policy and with the draft Belfast Metropolitan Area Plan and the established land use. As such the economic benefits are not a primary material consideration in this case.
- **Increased Traffic**
- TransportNI have offered no objections to the proposal subject to three conditions detailed below at 11.7 and 11.8.
- **The land should be used to tackle the social housing crisis in the area.**
- The site is not zoned for housing or social housing. The proposal to be considered subject to this application is not for social housing.
- **Unsuitability of current designation – BMAP published in 2004 and out of date. It is not needed as a district centre.**
- The draft Belfast Metropolitan Area Plan, in it's most advanced form, is the most recent Area Plan for the city, within this draft Plan the site is designated a District Centre. Given the designation there is no planning policy requirement to show a need for the proposal. The majority of the retail floorspace is located within an existing retail outlet, these units could re-open as they are without the requirement for any further planning permission.
- **The site will use up land required for housing.**
- As stated above the site is not zoned for housing, Belfast City Council have been presented with a planning application for the subdivision of one unit within the development with an extension and as such that is the proposal under consideration against current policy and the extant Area Plan and draft plan. As such the proposal is acceptable.
- **Contaminated land, noise and odour issues have been raised by Environmental Health.**
- The air quality assessment has demonstrated that the proposed development will not have a significant impact on air quality in the vicinity of the site and there will be no significant air quality impact on relevant receptors. Conditions have been recommended by Environmental health that will ensure occupants of adjacent properties should not suffer any significant loss of amenity as a result if noise



	generated by the proposed development.
<b>10.0</b>	<p><b>Summary of Recommendation</b></p> <p>The site is a permitted retail park, this proposal would result in renovation of the existing units, may potentially assist to rejuvenate this currently vacant retail park, on an arterial route, and will compliment Belfast City Centre's role as the main location for retail development in the city.</p> <p>The subdivision and additional floorspace proposed does not require planning permission and the proposed elevational changes are acceptable. Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended</p>
<b>11.0</b>	<p><b>Conditions</b></p>
<b>11.1</b>	<p>As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>
<b>11.2</b>	<p>In the event that contamination not previously considered 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 Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>Reason: Protection of human health</p>
<b>11.3</b>	<p>Prior to occupation of the proposed units details of any odour extraction system shall be submitted to the Council for approval. All works shall be carried out in accordance with these details.</p> <p>Reason: In the interests of public amenity.</p>
<b>11.4</b>	<p>Prior to commencement of the development and in accordance with recommendations outlined in Section 5.0 of the RPS report '<i>Proposed Development at Hillview Retail Park, Crumlin Road, Belfast; Noise and Vibration Assessment</i>', Document No NI1748/N/01/01, dated 23/11/16, the applicant shall submit to Belfast City Council, for approval, a Construction Noise Management Plan. The Plan shall be implemented thereafter.</p> <p>Reason: In the interest of residential amenity.</p>
<b>11.5</b>	<p>Prior to operation of the development, the recommendations outlined in Section 5.0 of the RPS report '<i>Proposed Development at Hillview Retail Park, Crumlin Road, Belfast; Noise and Vibration Assessment</i>', Document No NI1748/N/01/01, dated 23/11/16 shall be implemented.</p> <p>In particular the Rating Level (<math>L_{A,T}</math>) of noise from development plant and equipment shall not exceed the typical Background Sound Level (for both day time and night time hours) determined at the boundary of the nearest noise sensitive premises. All sound measurements shall be made in accordance with <i>BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound</i>.</p>

<b>11.6</b>	<p>Reason: In the interest of residential amenity.</p> <p>Deliveries and collections by commercial vehicles shall only be made to and from the development between the hours of 07:00hrs and 23:00hrs</p> <p>Reason: In the interest of residential amenity.</p>
<b>11.7</b>	<p>The development hereby permitted shall not become operational until the vehicular access to the public carriageway at Crumlin Road has been provided in accordance with planning approval LA04/2016/0162/F.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
<b>11.8</b>	<p>The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.03 bearing date stamp 1<sup>st</sup> February 2017, to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p> <p><b>Informatives</b>                  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.</p>

Neighbour Notification Checked	Yes
--------------------------------	-----

<b>ANNEX</b>	
<b>Date Valid</b>	23rd February 2017
<b>Date First Advertised</b>	17th March 2017
<b>Date Last Advertised</b>	17th March 2017

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

1,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 10 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 10,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 11 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 Brendan McKee  
 11, Malone Meadows, Belfast, Antrim, Northern Ireland, BT9 5BG  
 11,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 The Owner/Occupier,  
 12,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 13,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 14,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 15 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 15,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 16,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 17 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 17,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Matt Collins  
 18 creeve walk Belfast BT11 8GQ  
 18,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 19 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 19,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 1A Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 2,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 20,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 21 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 21,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 22 Leopold Street,Edenderry,Belfast,Antrim,BT13 3HB,  
 22,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 23 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 23,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 24 Leopold Street,Edenderry,Belfast,Antrim,BT13 3HB,  
 24,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 25 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 25,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 26 Leopold Street,Edenderry,Belfast,Antrim,BT13 3HB,  
 26,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 27 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 27,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 28,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 29 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 29,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 3,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 30,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 31 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 31,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 32,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 326-330 Edenberry Industrial Estate,Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE,  
 33 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,

33,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 34,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 35,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 36,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 37,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 38,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 4,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 5,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 6,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 7 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 7,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 Sean Brady

8 City Link Business Park, Albert Street, Belfast, Antrim, Northern Ireland, BT12 4HQ  
 8 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 8,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 9 Prospect Park,Town Parks,Belfast,Antrim,BT14 7EH,  
 9,Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 Apartment 1,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 1,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 10,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 11,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 12,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 13,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 14,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 15,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 16,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 17,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 18,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 19,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 2,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 2,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 20,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 21,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 22,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 23,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 24,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 25,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 26,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 27,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 28,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 29,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 3,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 3,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 30,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 4,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 4,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 5,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 5,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 6,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 6,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,

Apartment 7,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 7,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 8,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 8,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 9,18 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Apartment 9,Rosebank Apartments,22 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Brookfield Mill,Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EA,  
 Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE,  
 Flat 1,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 10,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 11,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 12,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 14,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 15,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 16,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 17,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 18,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 19,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 2,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 20,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 21,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 22,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 23,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 24,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 25,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 26,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 27,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 The Owner/Occupier,  
 Flat 28,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 29,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 3,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 30,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 4,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 5,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 6,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 7,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 8,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Flat 9,Mccorry House,24 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Rosebank Enterprise Park,Flax Street,Edenderry,Belfast,Antrim,BT14 7EL,  
 Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7AP,  
 Rosebank No.1,2 Flax Street,Edenderry,Belfast,Antrim,BT14 7EJ,  
 Supermarket,Crumlin Road,Town Parks,Belfast,Antrim,,  
 UNIT 15,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE,  
 UNIT 17,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE,  
 UNIT 20,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE,  
 UNIT 25,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14

7EE,  
UNIT 26,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 31,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 32,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 33,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 34,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 35,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 36,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 38,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 39,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 40,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 5,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 6,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 7,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 8,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
UNIT 9,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 10,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 11,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 14,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 18,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 19,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 21,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 22,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 23,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 24,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14  
7EE,  
Unit 27,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14

7EE, Unit 28,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 29,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 30,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 37,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 42,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 43,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Unit 44,Edenberry Industrial Estate,326 Crumlin Road,Edenderry,Belfast,Antrim,BT14 7EE, Teach Carney	
<b>Date of Last Neighbour Notification</b>	9 <sup>th</sup> May 2017
<b>Date of EIA Determination</b>	N/A (not development in terms of EIA)
<b>Drawing Numbers and Title</b>	
01-12	
<b>Notification to Department (if relevant)</b>	
Date of Notification to Department: Response of Department:	