

Development Management Officer Report Committee Application

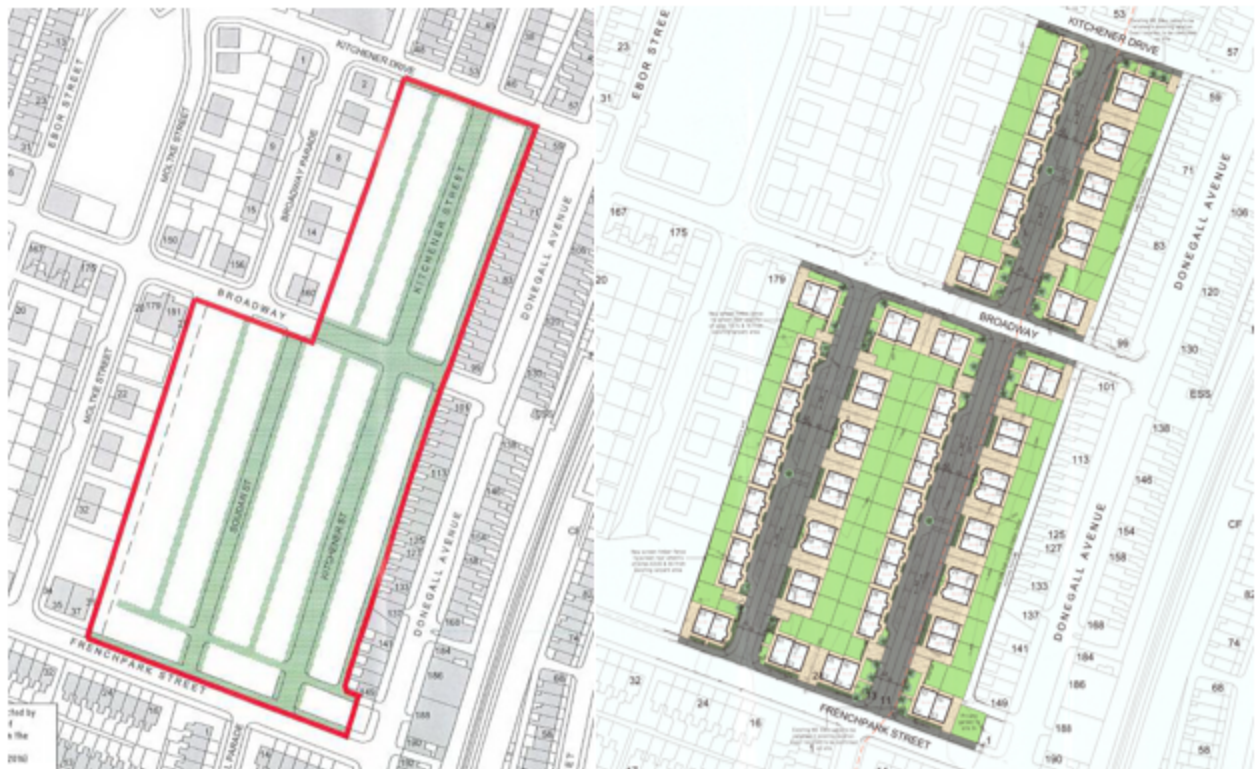
Summary	
Committee Meeting Date: 12 December 2017	
Application ID: LA04/2017/0431/F	
Proposal: Residential development for 76 No. semi-detached houses & associated site works.	Location: Lands to the south of Kitchener Drive, North of 2-30 (evens), Frenchpark Street & west of 59-149 (odds) Donegall Avenue, Belfast
Referral Route: Major application	
Recommendation: Approval	Approval
Applicant Name and Address: Hagan Homes Ltd 181 Templepatrick Road Ballyclare BT39 0RA	Agent Name and Address: Footprint Architectural Design 181 Templepatrick Road Ballyclare BT39 0RA
<p>Executive Summary: This application seeks full permission for a residential development comprising of 76 semi-detached houses and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - Principle of residential accommodation on the site - Design, Layout, Impact on the character and appearance of the area - Contamination - Impact on amenity of adjoining properties and future occupants - Access, Parking and Transport - Drainage - Infrastructure Capacity - Protected Species - Pre-Application Community Consultation <p>The site is located within the development limits of Belfast and in an established residential area. Therefore, the principle of residential accommodation on the site is considered acceptable. The proposal would provide much needed modern housing which would respect the context of the surrounding area. It would create a sustainable and quality residential environment in accordance with the main aims and objectives of the SPPS.</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland, Belfast Urban Area Plan, Draft Belfast Metropolitan Area Plan, Planning Policy Statement 3 'Access, Movement and Parking', Planning Policy Statement 7 'Quality Residential Environments', Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas', Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation', Planning Policy Statement 15 'Planning and Flood Risk', Creating Places and Development Control Advice Note 15 'Vehicular Access Standards'.</p> <p>One letter of support has been received. No objections received.</p> <p>DFI Roads, Environmental Protection Unit, NIEA, DAERA Land and Groundwater team, Rivers</p>	

Agency and NI Water have offered no objections to the proposal.

Accordingly, it is requested that committee delegate authority to the Director of Planning and Place to grant planning permission subject to the conditions listed in Section 11 of the report.

Case Officer Report

Site Location Plan



1.0

Description of Proposed Development

This application seeks full planning permission for the construction of 76 x 3 bedroom semi-detached dwellings with a mixture of on site, communal and on street car parking. A total of 140 car parking are to be provided.

The proposed two storey dwellings are of a traditional pitched roof design and are to be constructed in red facing brick walls with grey roof tiles.

The housing development forms a grid layout with two new streets running perpendicular to Broadway and Frenchpark Street and another new street to the north running perpendicular to Broadway and Kitchener Drive.

Amended plans were received during the course of application incorporating boundary treatments to the proposed residential units including railings and brick walls, enhancement of boundary treatments and minor alterations to house type S1.

2.0

Description of Site

The application site comprises of an area of open green space (approx. 1.8 hectares) which is bounded by residential properties on all sides including Frenchpark Street, Donegall Avenue, Broadway and Kitchener Drive. The land is relatively flat with a number of paths running throughout. The area is approximately 2 km south west of the city centre and is located in between the A12 and the railway line.

Planning Assessment of Policy and other Material Considerations

3.0	<p>Site History</p> <p><u>Application site</u> Z/2013/0978/F – Temporary use of brownfield sites as open space (grassed) areas pending redevelopment for a period of 5 years – Granted 18.12.2013</p> <p><u>Surrounding sites</u> Z/2011/0923/F – New build social housing comprising 29 houses and 8 apartments plus gardens, siteworks, new street and car parking - Granted 01.12.2012</p> <p>Z/2011/0995/F - New build social housing, 42 houses and 8 apartments plus gardens, site works, new streets and carparking – Granted 12.03.2012</p> <p>Z/2013/0704/F - Erection of 27 no. social housing units (comprising 12no. 2bed/3 person houses, 13 no. 3bed/5 person houses and 2 no. 4bed/7 person houses), Public Park and associated car parking, landscaping, new streets and site works – Granted 04.03.2014</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 (BUAP) (Draft) Belfast Metropolitan Area Plan</p> <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>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 15 – Planning and Flood Risk</p>
5.0	<p>Statutory Consultees Transport NI – Approval subject to conditions NIEA – Approval subject to conditions NI Water – No objection subject to conditions Rivers Agency – No objection</p>
6.0	<p>Non-Statutory Consultees BCC Environmental Protection Unit (EPU) – Approval subject to conditions BCC Tree Officer – No objection</p>
7.0	<p>Representations One letter of support received.</p> <p>No representations received from Elected Members.</p>
8.0	<p>Other Material Considerations Creating Places DCAN 15 – Vehicular Access Standards</p>

9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of residential accommodation on the site - Design, Layout, Impact on the character and appearance of the area - Contamination - Impact on amenity of adjoining properties and future occupants - Access, Parking and Transport - Drainage - Infrastructure Capacity - Protected Species - Pre-Application Community Consultation
9.2	<p>Principle of residential accommodation on the site</p> <p>There are no designations on this parcel of land as set out in draft BMAP nor is there any conflict with the BUAP. The application site falls within the development limits of Belfast and within an established residential area. The land was previously used for housing which was demolished as part of a scheme aimed at rejuvenating poor quality housing stock within the area referred to as the Village Urban Renewal Area. Other phases have already been completed or are in the process of being completed with this planning application being the final phase. Temporary permission was granted on the site for use as open space pending future redevelopment, however this did not designate the land as open space. This brownfield site is now coming forward for redevelopment and will provide much needed family housing for the area which would be in general conformity with the BUAP, Draft BMAP and the SPPS subject to the considerations set out below.</p>
9.3	<p>Design, Layout, Impact on the character and appearance of the area</p> <p>The design and layout of the proposal is assessed under key tests within policy QD1 of PPS 7 and its addendum.</p>
9.4	<p>The application site is located within existing housing stock and recently constructed housing. The density of the proposal development is much lower than the more traditional terraced streets with many of the proposed properties having in-curtilage parking as opposed to the traditional on-street parking that was, and is still the norm in much of the area. This allows for better quality housing to meet modern living standards and an overall improvement to the character and appearance of the area. The proposal would reinstate the gridded layout of the area with active frontages to the main streets and high quality boundary treatments through hard and soft landscaping.</p>
9.5	<p>The scale, proportions and design of the proposed dwellings would reflect the existing streetscape with traditional two storey dwellings finished in red brick and dark roof tiles with bay windows and breaks in the roofline with gable ends to provide additional detailing. A variety of house types are also provided which would inject further visual interest.</p>
9.6	<p>Amended plans were received over the course of the planning application to incorporate appropriate boundary treatment to enclose the frontages and enhance the existing boundaries which clearly defines private and public spaces whilst also assisting in deterring crime.</p>
9.7	<p>The proposed house types would be in line with the space standards set out in Annex A to Addendum to PPS7. The other criteria prescribed in PPS7 are addressed elsewhere in this report.</p>
9.8	<p>Overall the proposal would respect its surrounding context, whilst making a positive contribution to the character and quality of the area. It would create a sustainable and quality residential environment in accordance with the SPPS, PPS7 and its addendum and</p>

	<p>Creating Places.</p>
9.11	<p>Contamination</p> <p>The Environmental Protection Unit and NIEA had concerns over the possible contamination of the site due to nearby historical land uses which may pose a risk to human health, in addition to potential adverse impacts on the water environment. Further to the submission of a GQRA Environmental Protection Unit and DAERA Regulation Unit Land and Groundwater Team have considered that any issues can be dealt by way of remediation and verification conditions where required. Conditions are detailed below at 11.4-11.8.</p>
9.12	<p>Infrastructure Capacity</p> <p>NIEA cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.</p>
9.13	<p>Access, Parking and Transport</p> <p>A Transport Assessment Form and road layout/ section plans accompanied the submission of the application. A total of 140 parking spaces including a mixture of on site and on street communal parking would be provided. Whilst this would be less than the specified parking standard of 167, given the application site's inner city location with good access to local amenities and public transport links, this reduced level is considered to be acceptable. The proposal would link into current vehicular and pedestrian routes within the surrounding area. Transport NI initially requested on-site parking facilities to make provision for gates. However, this can be controlled via condition restricting the installation of gated driveways to the properties. Transport NI have no further objections to the proposal subject to conditions, detailed below at 11.12-11.19. It is considered that the proposed development is acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, PPS7, Creating Places, BUAP and Draft BMAP.</p>
9.14	<p>Impact on amenity of neighbouring properties and future occupants</p> <p>Whilst the separation distances between proposed and existing properties would be less than the recommended standard, it would be a similar relationship to that which previously existed with the existing housing stock and that of the new housing development that has been approved within the area. In addition, this back to back arrangement is characteristic of established inner city areas. For these reasons, it is considered that the proposal would not result in an unacceptable loss of privacy or undue level of overlooking to existing and proposed occupiers.</p>
9.15	<p>Due to the layout and scale of the proposed housing development which follows that of the surrounding area, a significant loss of daylight/ sunlight would not be caused to existing properties. In addition, a sufficient level of daylight/ sunlight would be provided for future occupants.</p>
9.16	<p>Each property would be provided with their own private garden. Whilst in some instances this would be smaller than the desired provision in Creating Places, it would be more than the small yards enjoyed by the traditional housing in the area and would be in keeping with the prevailing character of the area. Furthermore, there is access to a shared area of open space and play park nearby. As such the proposal is considered to provide a suitable level of amenity space for future occupants in this inner city location.</p>
9.17	<p>Given that the number of dwellings is more than 25, there is a requirement that 10% of the site is given over to public open space. An existing area of landscaped public open space has already been constructed under application reference Z/2013/0704 as part of the Urban Renewal Plan for the area which is within easy walking distance of the proposed</p>

<p>9.18</p> <p>9.19</p> <p>9.20</p>	<p>development. When calculated cumulatively with this respective phase of development, this policy requirement has been met.</p> <p>Overall the proposal would not cause significant harm to the amenity of neighbouring properties and would provide a good standard of amenity for future occupants in accordance with the SPPS, PPS7, PPS8 and Creating Places. A condition has been recommended removing permitted development rights for extensions and outbuildings in order to protect the amenity of existing and future occupants.</p> <p>Drainage The planning application is supported by a Drainage Assessment which has been reviewed by Rivers Agency who have confirmed that they have no objection to the proposal. It has been demonstrated that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from development elsewhere. As such the proposed would comply with Policy FLD3 of PPS 15 and the SPPS.</p> <p>Protected Species NIEA have advised that the area surrounding the site is important for its Swift colonies which are a protected species. Whilst the proposed development would not cause direct harm, there is potential to incorporate conservation measures within the scheme which would help to enhance their environment and prevent further deterioration in line with the SPPS. A condition has been recommended to secure details of enhancement measures.</p>
10.0	Pre-Application Community Consultation
<p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p> <p>10.5</p> <p>10.6</p>	<p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2016/2597/PAN) was submitted to the Council on 30th November 2016.</p> <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p> <p>A Pre Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p> <p>A Public Information Event was held at The Tate Building, Broadway on the 15th December 2016. This event was advertised in the Belfast Telegraph on 7th December 2016. A copy of the PAN was also distributed to Belfast City Councillors and local community groups. Meetings were held with the Greater Village Regeneration Trust (GVRT) Design Team on the 26th November 2016 and 2nd November 2016. Facebook post on GVRT page and additional letters sent to local community groups as a reminder of the Public Information Event.</p> <p>The events took the form of staffed exhibitions where site plans and 3D imagery for the proposed development were displayed. Opinions were recorded by members of the design</p>

<p>10.7</p> <p>10.8</p>	<p>team and additional comments after the event could be made via a dedicated email address and to the developer, architects and GVRT. Letters were also sent to people who were unable the meeting. The event was attended by over 60 people, with 19 people choosing to sign the attendance book.</p> <p>Overall the feedback from the public consultation was positive with the proposal for family housing within the area welcomed. Comments were taken on board to ensure that the design of houses would complement the existing houses in the area. One comment received wished to ensure that the proposed housing did not encroach on the memorial garden. It was considered that the position of the nearest dwelling would ensure an adequate separation distance.</p> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<p>11.0</p> <p>11.1</p> <p>11.2</p> <p>11.3</p> <p>11.4</p> <p>11.5</p>	<p>Conditions:</p> <p>As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>The development hereby permitted, shall not commence until details and/or samples of the materials to be used in the external elevations, hard surfaced areas and boundary walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason: To protect the visual amenities of the area.</p> <p>The development hereby permitted shall be carried out in accordance with the landscaping scheme detailed in plan L0-01 Rev A received 23rd May 2017. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.</p> <p>Prior to the commencement of development, the applicant must submit to Belfast City Council, for approval, a detailed Remediation Strategy outlining the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health.</p> <p>Reason: Protection of human health.</p> <p>Prior to the operation of the development, the applicant shall provide to Belfast City Council, for approval, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the contaminated land Remediation Strategy have been implemented.</p>

	<p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>Reason: Protection of human health.</p>
<p>11.6</p>	<p>Prior to the occupation of the proposed development, the applicant shall submitted to Belfast City Council Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures outlined in the Mason Evans report titled 'Lands South of Kitchener Drive, The Village Redevelopment, Belfast, Generic Quantitative Risk Assessment (GQRA), dated May 2017 referenced P17-097 have been implemented. The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the intended end-use (Residential). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>In particular, this Verification Report must demonstrate:</p> <p>All soft landscape areas have been made up of a minimum 600 mm of "clean cover"</p> <p>All remaining areas of development have been covered with hard standing</p> <p>Reason: Protection of human health.</p>
<p>11.7</p>	<p>If during the development works, new contamination and risks to the water environment are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
<p>11.8</p>	<p>After completing any remediation works required under Condition 7, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p>
<p>11.9</p>	<p>Notwithstanding the provisions of Article 3, Part 1, Classes A ,B, C and D of The Planning (General Permitted Development) Order Northern Ireland 2015 (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling house or the provision of any other building within its curtilage other than that expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.</p>

	<p>Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and future occupants and the character of the area and for this reason would wish to control any future development.</p>
11.10	<p>Notwithstanding the provisions of Article 3, Part 3, Class A of The Planning (General Permitted Development) Order Northern Ireland 2015 (as amended 2008) (or any orders amending or re-enacting that Order with or without modification) no fences, gates or walls or other means of enclosures other than those expressly authorised by this permission shall be erected within the curtilage of any dwelling house without planning permission being first obtained from the Local Planning Authority.</p>
	<p>Reason: To preserve the visual amenities of the area and ensure sufficient on-site parking facilities.</p>
11.11	<p>No part of the development hereby permitted shall become operational until vehicle parking has been provided, surfaced and marked out in accordance with the approved plans. No part of these hard surfaced areas shall be used for any other purpose at any time other than for the parking and movement of vehicles.</p>
	<p>Reason: To ensure that adequate provision has been made for parking.</p>
11.12	<p>Private Streets Determination for detailed road layout and accesses – to be confirmed with Transport NI</p>
	<p>Prior to the commencement of development, details of conservation measures to be incorporated within the approved development for the preservation of swift colonies shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p>
	<p>Reason: To ensure protection of wildlife and secure opportunities for the enhancement of nature conservation.</p>
11.13	<p>The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No's .P317/R01-01A & P317/R01-2A bearing the date stamp 23rd May 2017, prior to the occupation of any other works or other development hereby permitted.</p>
	<p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.14	<p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.</p>
	<p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.15	<p>Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.</p>
	<p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>

11.16	<p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The Department hereby determines that the width, position and arrangement of the streets and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. No.P317/R01-01A & P317/R01-2A bearing Department for Infrastructure Determination date stamp 16th June 2017.</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p>
11.17	<p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development.</p> <p>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p>
11.18	<p>No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined in blue on Drawing No.P317/R01-01A & P317/R01-2A bearing Department for Infrastructure Determination date stamp 16th June 2017. The Department hereby attaches to the determination a requirement under Article 3(4) A of the above Order that such works shall be carried out in Accordance with an agreement under Article 3(4)C.</p> <p>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.</p>
11.19	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.P317/R01-01A & P317/R01-2A bearing Department for Infrastructure Determination date stamp 16th June 2017, to provide for parking 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.</p> <p>Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <p>Informatives: 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.</p> <p>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> <p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets</p>

	<p>(Amendment) (Northern Ireland) Order 1992.</p> <p>Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building, the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department, to make the roads and sewers in accordance with the Private Streets Construction Regulations.</p> <p>Separate approval must be received from Dfl, Roads in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulation.</p> <p>Before commencing any works associated with the area determined for adoption by the Department for Infrastructure, the developer must notify the relevant Private Streets Officer at Dfl, Roads, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.</p> <p>Developers should be aware of the Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001 which came into effect on 1st May 2001. Design for any street lighting schemes will require approval from Dfl, Roads Street Lighting Consultancy, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.</p> <p>Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.</p> <p>Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure, Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Dfl, Roads Section Engineer whose address is: Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH .</p> <p>A monetary deposit will be required to cover works on the public road.</p> <p>All construction plant and materials shall be stored within the curtilage of the site.</p> <p>The purpose of the Conditions 11.7 and 11.8 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and endues of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks</p> <p>The applicant should ensure that the management of all materials onto and off this site is suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.</p>
	<p>Neighbour Notification Checked Yes</p>

ANNEX	
Date Valid	27th February 2017
Date First Advertised	24th March 2017
Date Last Advertised	24th March 2017
Details of Neighbour Notification (all addresses)	
<p>01, 137 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 02, 137 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 1 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX, 1 Donegall Parade, Malone Lower, Belfast, Antrim, BT12 6NW, 1 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX, 10 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX, 10 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX, 100 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 101 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 102 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 103 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 104 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 105 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 106 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 107 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 108 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 109 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 109 Soudan Street, Malone Lower, Belfast, Antrim, BT12 6LD, 11 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX, 11 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX, 110 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 111 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 112 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 113 Donegall Avenue, Malone Lower, Belfast, +Antrim, BT12 6LT, 114 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 115 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 116 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 117 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 118 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 119 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 12 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX, 12 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX, 120 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 121 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 122 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 123 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 124 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW, 125 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT, 127 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT,</p>	

129 – 1499 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT,
 13 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 13, 14 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 14 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 15 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 15 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 150 Broadway, Belfast, BT12 6HY
 151 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LT,
 152 Broadway, Belfast, BT12 6HY
 154 Broadway, Belfast, BT12 6HY
 156 Broadway, Belfast, BT12 6HY
 158 Broadway, Belfast, BT12 6HY
 16 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 16 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 160 Broadway, Belfast, BT12 6HY
 17 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 17 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 179 Broadway, Belfast, BT12 6HY
 18 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 18 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 181 Broadway, Belfast, BT12 6HY
 181-183 Tyndale Reformed Church, Donegall Avenue, Malone
 Lower, Belfast, Antrim, BT12 6LT,
 19 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 19 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 2 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 2 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 20 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 20 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 20 Moltke Steet, Belfast, BT12 6JU
 21 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 21 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 22 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 22 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 22 Moltke Steet, Belfast, BT12 6JU
 23 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 23 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 24 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 24 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 24 Moltke Steet, Belfast, BT12 6JU
 25 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 25 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 26 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 26 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 26 Moltke Steet, Belfast, BT12 6JU
 27 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 27 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 28 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
 28 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
 28 Moltke Steet, Belfast, BT12 6JU

29 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
29 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
3 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
3 Donegall Parade, Malone Lower, Belfast, Antrim, BT12 6NW,
3 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
30 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
30 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
30 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
31 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
31 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
32 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
32 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
32 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
33 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
33 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
34 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
34 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
34 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
35 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
35 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
36 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
36 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
36 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
37 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
37 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
38 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
38 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
39 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
39 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
4 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
4 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
40 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
40 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
40 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
41 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
41 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
42 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
42 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
42 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
43 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
43 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
44 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
44 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
45 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
45 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
46 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
46 Kitchener Street, Malone Lower, Belfast, Antrim, BT12 6LE,
46 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
47 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
48 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,

48 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
49 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
5 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
5 Donegall Parade, Malone Lower, Belfast, Antrim, BT12 6NW,
5 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
50 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
50 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
51 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
52 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
52 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
53 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
53 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
53 Kitchener Street, Malone Lower, Belfast, Antrim, BT12 6LE,
54 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
54 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
55 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
55 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
56 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
56 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
57 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
57 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
57A Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
58 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
58 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
59 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
59 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
6 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
6 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
60 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
60 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
61 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
61 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
62 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
62 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
63 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
63 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
64 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
64 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
65 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
65 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
66 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
66 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
66 Soudan Street, Malone Lower, Belfast, Antrim, BT12 6LB,
67 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
67 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
68 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
68 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
69 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
69 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
7 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,

7 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
70 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
70 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JU,
71 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
71 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
71A Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
72 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
72 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
73 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
73 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
73 Soudan Street, Malone Lower, Belfast, Antrim, BT12 6LB,
74 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
74 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
75 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
75 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
76 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
76 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
77 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
77 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
78 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
78 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
79 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
79 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
8 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
8 Broadway, Town Parks, Belfast, Antrim, BT12 6AS,
8 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
80 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
80 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
81 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
81 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
81 Soudan Street, Malone Lower, Belfast, Antrim, BT12 6LB,
82 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
82 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
83 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
83 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
84 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
84 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
85 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
85 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
86 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
86 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
87 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
87 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
88 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
88 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
89 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
89 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
9 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JX,
9 Frenchpark Street, Malone Lower, Belfast, Antrim, BT12 6NX,
90 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,

90 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 91 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
 91 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 92 Broadway Parade, Malone Lower, Belfast, Antrim, BT12 6JY,
 92 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 93 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 93 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 94 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 95 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 96 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 97 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 98 Moltke Street, Malone Lower, Belfast, Antrim, BT12 6JW,
 99 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 Flat, 57 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 Flat, 59 Donegall Avenue, Malone Lower, Belfast, Antrim, BT12 6LS,
 St Simon's Church Hall, 4 Nubia Street, Malone Lower, Belfast, Antrim, BT12 6JZ,

Date of Last Neighbour Notification

27th March 2017

Date of EIA Determination2nd May 2017**ES Requested**

No

Drawing Numbers and Title

01, 03A, 04A, 05A, 06A, 07A, 08A, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A