

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th January 2018	
Application ID: LA04/2016/2099/F	
Proposal: Residential development consisting of 12 apartments and 36 houses (total 48 units) with associated vehicular / pedestrian accesses, car parking, landscaping and site works	Location: Former site of St Marks Primary School Gardenmore Road, Twinbrook Dunmurry BT17 0DF
Referral Route: Residential development in excess of 12 units with objections	
Recommendation:	Approval
Applicant Name and Address: New Park Developments Ltd 72-74 Omagh Road Dromore Co. Tyrone BT78 3AJ	Agent Name and Address: McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
<p>Executive Summary: This application seeks full planning permission for the construction of 48 residential units including 12 apartments and 36 dwellings with associated vehicular and pedestrian accesses, car parking, landscaping and associated works.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> •Principle of development •Design, impact on character and appearance of the surrounding area •Impact on existing roads infrastructure/ acceptability of access arrangements/ parking/ waste arrangements •Impact on amenity •Infrastructure Capacity & Flooding <p>The site is an unzoned brownfield site located within the development limits of Belfast and within an established residential area. It also involves the redevelopment of derelict land, therefore the principle of residential accommodation on the site is considered acceptable. The proposal will also provide new modern housing stock. The design and layout 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>In terms of infrastructure, whilst there is an outstanding final consultation response from Transport NI, the consultee has raised no issues of principle and it is considered that any technical matters can be appropriately addressed by conditions. NI Water, Rivers Agency, the Council's Environmental Health Unit and Tree Officer were consulted and have offered no objection subject to conditions.</p> <p>11 letters of objection including a petition with 92 signatures, citing concern with the following:</p> <ul style="list-style-type: none"> • Sewage and drainage capacity, impact on public health; 	

- Overpopulation;
- Increase in traffic;
- Child protection and security concerns for nearby crèche;
- Decrease in value of homes;
- Overcrowded schools;
- Lack of public consultation.

These issues have been addressed in the main body of the report below.

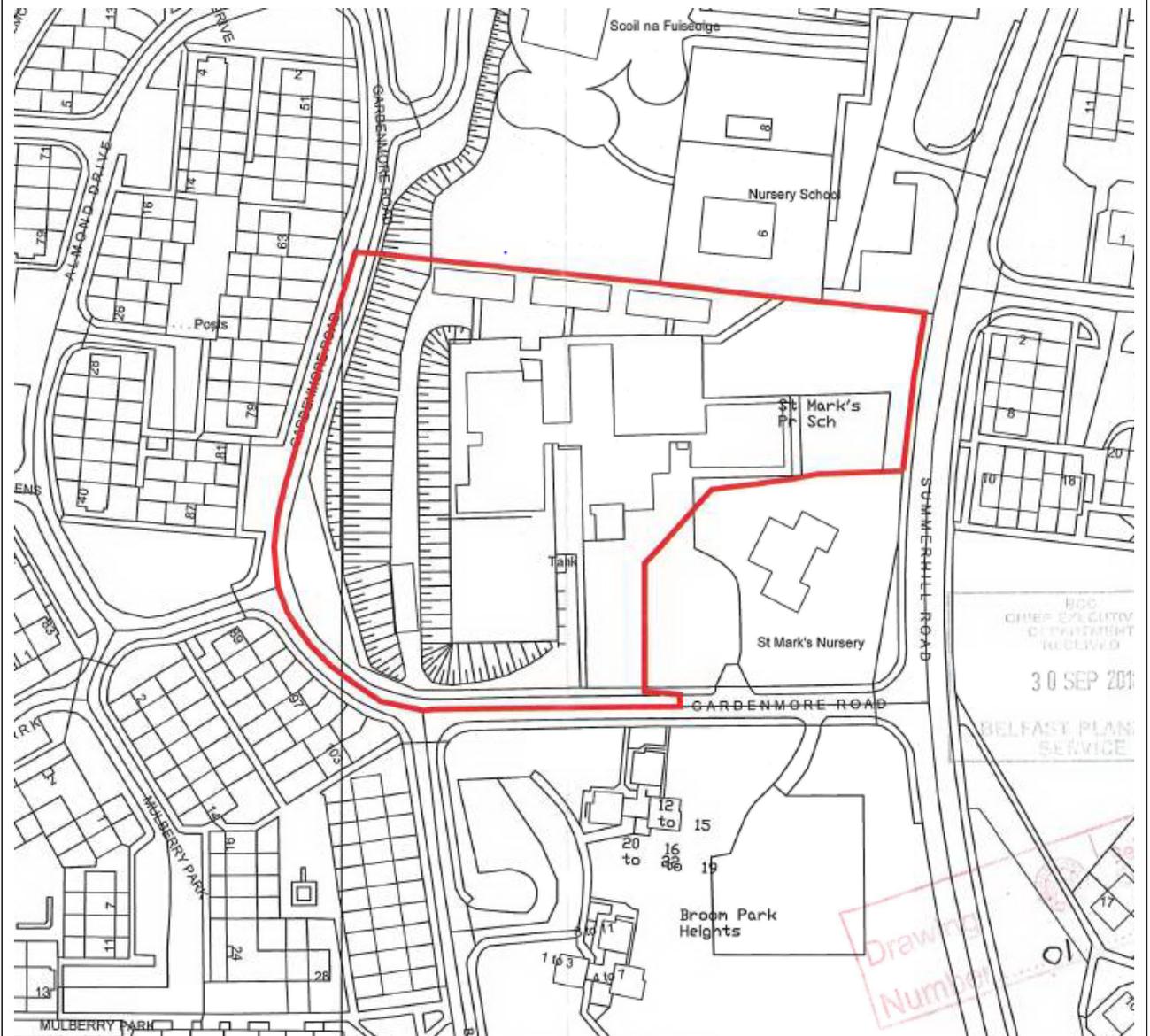
Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.

Recommendation

It is requested that committee delegate authority to the Interim Director of Planning and Place to grant planning permission subject to the conditions listed in Section 11 of the report with the final wording of conditions to be agreed

Case Officer Report

Site Location Plan





1.0 Description of Proposed Development

This application seeks full planning permission for the construction of a residential development comprising of a three storey apartment block containing 12 x 2-bedroom apartments and 24 x 3 bedroom dwellings and 12 x 2 bedroom dwellings which include a mixture of two storey terraces and semi-detached properties. A new vehicular access is proposed from Gardenmore Road along with a new pedestrian access to Summerhill Road. A total of 66 car parking spaces are proposed through on street and in curtilage spaces. There is also an area of public open space and play area with landscaping throughout the site.

Amendments were secured during the processing of the application including the following:

- Reduction in the number of units from 49 to 48;
- Reconfiguration of the layout to provide more in curtilage parking spaces and a reduction in the extent of hardstanding;
- Increased soft landscaping and inclusion of different hard surfacing treatments to driveways, paths and patios;
- Reduction in the extent of retaining walls across the site;
- New pedestrian link from Summerhill Road into the development.

2.0 Description of Site

The application site was formerly St Mark's Primary School which has since been demolished. It has an area of approximately 1.2 hectares and extends from Summerhill Road to Gardenmore Road. There are levels changes across the site, with the land generally falling from the west to the east. There is a mature tree belt along the western end of the site and some mature trees within the north eastern corner. St Mark's Nursery adjoins its southern boundary. To the west, the terraced properties of Gardenmore Road are directly opposite. The northern boundary runs alongside the family centre / crèche of

	Ionad Na Fuiseoige, school grounds of Scoil Na Fuiseoige and open grassed area. There are terraced dwellings opposite the eastern boundary on Summerhill Road. The surrounding area is predominately residential and is located within the development limits of the Belfast Metropolitan Area.
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History <u>Application Site</u> No relevant planning history</p> <p><u>6 Summerhill Road</u> LA04/2016/1053/F - Demolition of existing and erection of a new building including crèche, preschool and nursery, afterschool and community rooms along with offices and theatre. External play areas and other associated site works – Approved 01.12.2016</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 2 – Natural Heritage 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 15 – Planning and Flood Risk</p>
5.0	<p>Statutory Consultees Transport NI – Proposal unacceptable in its current form. TNI have verbally confirmed that the proposal is acceptable in principle subject to minor amendments <i>Officer Response: Amended plans received, awaiting response from Transport NI, will be reported as an update to committee</i> NI Water – No objection Rivers Agency – No objection</p>
6.0	<p>Non-Statutory Consultees Environmental Health BCC – No objection Tree Officer BCC – No objection subject to conditions</p>
7.0	<p>Representations 11 letters of objection including a petition with 92 signatures received, summarised as:</p> <ul style="list-style-type: none"> • Sewage and drainage systems are already struggling and have overflowed resulting in a health hazard, this development will only add more pressure; • Area is already overpopulated; • Area already congested, increase in traffic from the housing development and during its construction will pose a danger to pedestrians including children that play in the area; • School is overcrowded with no plans to build a new school, where will the extra children go? <p><i>Officer Response: The development is not of a size that would warrant additional provision being made on a site specific basis in accordance with the tests set out in the SPSS for developer contributions. Consultees are content that the existing</i></p>

	<p><i>Waste Water Treatment Works and Infrastructure has sufficient capacity to accommodate the additional residential properties.</i></p> <ul style="list-style-type: none"> Residents feel that no consideration is being given to the effect on their daily lives; Residents have not been consulted, application should be stopped and a consultation process put in place with the residents of Gardenmore Road, Broom Park, Summerhill and Thornhill areas; <p><i>Officer Response: The application was advertised in the newspaper and neighbour notification letters have been sent out to surrounding properties in line with the statutory requirements as set out in planning legislation.</i></p> <ul style="list-style-type: none"> Value of homes decreasing; <p><i>Officer Response: This is not a material planning consideration in this case.</i></p> <ul style="list-style-type: none"> Concern from Ionad Na Fuisseoige over child protection and security concerns - Will there be secure fencing to obscure the view to the outside play area from the new houses? <p>Would like assurance that there will be no alleyways or access at the back of the houses that adjoin the nursery or from the carpark?</p> <p><i>Officer Response: There are no accesses or alleyways proposed along this boundary. There will be a separation distance of between 8-10 metres from the proposed dwellings to the boundary, in addition the boundary treatment will consist of a mixture of retaining walls and close boarded fencing.</i></p> <p>All points raised have been addressed directly above or in the main body of the report.</p> <p>A 14-day re-notification was carried out with neighbours and objectors on the amended plans and additional information received which expired on the 5th January 2018. No further comments have been received to date of report.</p>
8.0	<p>Representations from Elected Representatives</p> <p>Letter from Cllr O'Hara requesting that the developer undertakes public consultation with the local community, there is a mature residential community population in this area and a legacy of poor consultation on piecemeal developments which has resulted in mistrust amongst residents.</p> <p><i>Officer Response: This is not a major application, therefore there is no statutory requirement for the developer to undertake public consultation. Planning Service has carried out public consultation in accordance with the legislation over the course of the planning application providing the local community an opportunity to submit their concerns.</i></p>
9.0	<p>Other Material Considerations</p> <p>Parking Standards Creating Places DCAN 15: Vehicular Access Standards</p>
10.0 10.1	<p>Assessment</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Design, impact on character and appearance of the area - Impact on existing roads infrastructure/ acceptability of access arrangements/ parking/ waste arrangements - Impact on amenity - Infrastructure Capacity - Flooding
10.2	<p><u>Principle of development</u></p> <p>The application site is unzoned land within the development limits as designated in the BUAP and Draft BMAP. The surrounding area is predominately of a residential nature</p>

	<p>with some educational buildings nearby. The principle of residential development at this location is there considered acceptable subject to the material considerations set out below.</p>
	<p><u>Design, Impact on character and appearance of the area</u></p>
10.3	<p>The surrounding area consists of a mixture of two storey terraces and semi-detached dwellings with small front and rear gardens and three storey flats. Car parking is generally of the traditional on street arrangement.</p>
10.4	<p>The density and scale of the proposed development would be in keeping with this established residential area. The proposed three storey apartment block at the entrance would provide a focal point to the development whilst also reading well with the existing three apartment block opposite on Gardenmore Road.</p>
10.5	<p>The layout of the proposed development would be similar to that of the surrounding area. The scheme was amended over the course of the application to include in curtilage parking to reduce the extent of hardstanding and dominance of cars. In addition, landscaping bays were incorporated along with different high quality hard landscaping materials to differentiate between public / private footpaths and car parking bays. This helps to create a high quality residential environment that would offer an overall improvement to the character and appearance of the area.</p>
10.6	<p>The proposed dwellings and apartment building would be of a traditional design finished in red brick/ render and slate roof tiles with bay windows and breaks in the roofline to provide additional detailing. A variety of house types are also provided which would inject further visual interest.</p>
10.7	<p>Due to the changes in levels across the site, some lowering and raising of land is required. The development has been carefully designed to take account of this, ensuring level changes are gradual with the grading of land which also reduces the extent of retaining wall structures to ensure that these are not over dominant features in the landscape of the proposed development and wider street scene. Full details of the boundary treatments and retaining walls have been provided which consist of metal railings, brick walls and close boarded fencing. The proposed boundary treatments would be of a high quality nature which help enclose the boundaries of the site and residential units to clearly define private and public spaces while also assisting with deterring crime.</p>
10.8	<p>The application is supported by a Tree Survey, Tree Impact Assessment and a detailed landscaping plan and Landscape Management and Maintenance Plan document. The majority of the mature tree belt along the western boundary of the site is to be retained. This will help provide an attractive setting to the public open space and while also ensuring the retention of this feature which enhances the character and appearance of the wider area. The Tree Protection Plan and Root Protection Study demonstrates how the development can be constructed in a manner that safeguards the retention of this tree belt. Extensive soft landscaping is proposed throughout the site including the planting of new lime trees along the Summerhill Road boundary which will compensate for the loss of the existing trees while also contributing to the creation of high quality environment. The Landscape Management and Maintenance Plan ensures the long term management of the communal landscaped areas. The Council's Tree Officer was consulted and offers no objection to the proposal.</p>
10.9	<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 Creating Places.</p>

	<u>Impact on existing roads infrastructure/ acceptability of access arrangements/ parking/ waste</u>
10.10	The planning application is supported by a Transport Assessment Form. This demonstrates that the proposed development is unlikely to have any significant impact on the local highway network in terms of capacity and safety. The proposal involves the creation of a new vehicular access onto Gardenmore Road which is in accordance with the requirements of Creating Places and DCAN 15. The site also provides a pedestrian footpath which directly links into the Summerhill Road network.
10.11	A total of 74 car parking spaces would be provided to serve the development in a mixture of incurtilage and on street parking. Whilst this would represent an overall shortfall of 19 spaces against the recommended Parking Standards, each unit would have a minimum of one car parking space and having due regard to the self-contained nature of the site, low car ownerships levels in the wider area and the site's sustainable location with access to public transport including the new Belfast Rapid Transport system, this reduced level is considered acceptable.
10.12	Transport NI was consulted and are content with the principle of scheme however require some minor amendments. Amended plans have been submitted by the applicant to address these. In the absence of a final response from TNI, the final wording of conditions shall be delegated to the Interim Director of Planning and Place.
10.13	In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, PPS7, Creating Places, BUAP and Draft BMAP.
10.14	There would be adequate space within each property to accommodate the required bin storage facilities. Conditions are recommended requiring full details of waste storage facilities and a Waste Management Plan to be provided. (Condition 8, 9)
	<u>Impact on amenity</u>
10.15	The separation distances between the proposed development and the surrounding residential dwellings/ flats along Gardenmore Road and Summerhill Road would be well in excess of 20 metres which would be sufficient to maintain their amenity in terms of privacy, light and outlook.
10.16	In relation to St Marks Nursery School, their play area is located to the front of the site and will therefore remain unaffected by the proposed development. As the nursery school sits at a lower level, retaining walls are required along the boundary with the proposed development. The gardens of the proposed dwellings are graded to reduce the extent of the retaining wall to a maximum retention of 1.6 metres. This would ensure that it would not have overbearing impact on the nursery while also providing a secure boundary treatment that would prevent undue overlooking.
10.17	Construction is currently underway at 6 Summerhill Road for a new nursery/ community centre approved under application LA04/2016/1053/F. The rear gardens of Plots 7 -12 would back onto their boundary along with a turning head and the side gable of Plot 6. There would be a separation distance of approximately 8 -10 metres from the dwellings of Plots 7 – 12 to the boundary. The proposed dwellings would sit at a lower level than the new community centre with the gardens graded up towards the boundary. New retaining walls with 1.8 metre high close boarded fencing are also proposed. These factors will ensure that an undue level of overlooking does not occur between properties while also providing a safe and secure boundary. The turning head and Plot 6 would be situated beside the car parking area for the nursery, thus having no impact on their amenity.

10.18	Plots 13 – 20 would back onto the school grounds of Scoil Na Fuiseoige with a separation distance of approximately 8 – 10 metres to the boundary. The proposed dwellings would sit slightly lower than the level of the adjoining school meaning a low level retaining wall is only required. A secure close boarded fence is proposed. This would be sufficient to prevent any undue overlooking.
10.19	The internal layout of the development has been sensitively designed to ensure sufficient separation distances between proposed properties, with the grading of gardens and inclusion of appropriate boundary treatment taking account of the level changes to provide an adequate level of privacy for future occupiers of the development.
10.20	Each property would be provided with their own private garden which would meet the minimum standard set out in Creating Places and would be in keeping with the prevailing character of surrounding area. Furthermore, there is access to shared areas of open space and a play park. As such the proposal is considered to provide a suitable level of amenity space for future occupants.
10.21	The proposed dwellings would meet the space standards as set out in Creating Places. Each unit would be provided with a suitable outlook for their main habitable rooms.
10.22	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 area of public open space has been incorporated into this development to meet this. A condition has been recommended to ensure that this is secured along with an appropriate management plan. (Condition 6)
10.23	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, PPS7 Addendum and Creating Places. A condition has been recommended removing permitted development rights for extensions and outbuildings in order to protect the amenity of future occupants. (Condition 9)
10.24	<p><u>Infrastructure Capacity</u></p> <p>It is noted that objections have been raised from the local community in relation to the over stretched sewage system and the subsequent impact that this development would have on it and public health. NI Water have confirmed that there is available capacity within the Waste Water Treatment Works and as such no objection is raised. The proposal was also verbally discussed with the Water Management Unit at the Department of Agriculture, Environment and Rural Affairs, who advised that they would have no objection as the Dunmurry Waste Water Treatment Works has available capacity. Connections to the water and foul sewer system would be covered by separate legislation.</p>
10.25	<p><u>Flooding</u></p> <p>The site is not located within the fluvial or coastal flood plain. In line with the requirements of the SPPS and PPS15 the application is supported by a Drainage Assessment. This has been reviewed by Rivers Agency who have cited no objection. 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 development would comply with Policy FLD3 of PPS 15 and the SPPS.</p>
11.0	<p>Conditions:</p> <ol style="list-style-type: none"> 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.

Reason: Time Limit.

2. The development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations and hard standing surfaces, 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.

Reason: To protect the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with the Landscape Proposals Plan Drawing Number 08A stamped received by Belfast City Council 20th December 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.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.

4. No trees which are shown as being retained on the approved plans shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced without the prior written approval of the Local Planning Authority.

Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area.

5. Protective measures shall be carried out in strict accordance with the Landscape Management and Maintenance Plan, Drawing Numbers 07A and 13 stamped received by Belfast City Council 20th December 2017. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

6. The development hereby permitted shall be carried out and maintained in accordance with the Landscape Management and Maintenance Plan stamped received by Belfast City Council 20th December 2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to protect the general amenity and character and appearance of the locality.

7. The development hereby permitted shall be carried out in accordance with Drawing Numbers 09B, 14, 16, 17 and 18 stamped received by Belfast City Council 20th December 2017. The means of enclosure including retaining walls

and boundary treatments shall be fully implemented in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained in accordance with the approved details.

Reason: In the interests of visual amenity and ensure a satisfactory level of amenity for future occupiers.

8. The development hereby permitted shall not commence until details of the means of enclosure of the refuse bin storage area and bin collection points have been submitted to and approved in writing by the Local Planning Authority. The bin stores and facilities shall be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the character and appearance of the area.

9. The development hereby permitted shall not commence until a Waste Management Plan for the apartment building identified as Plots 37-48 on the approved plans including details of bin collection arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter for use at all times.

Reason: In the interests of amenity, to ensure the appropriate provision of infrastructure and to protect the character and appearance of the area.

10. 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.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of future occupants and the character of the area and for this reason would wish to control any future development.

11. The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to park and turn. The parking and turning area shall be used and retained exclusively for its designated purpose.

Reason: To ensure sufficient on-site turning and parking.

12. Prior to the occupation of the development hereby permitted, the cycle parking and any associated facilities shown on the approved plans shall be fully implemented and made available for use. The cycle parking and any associated facilities shall thereafter be retained for use by the occupants of and visitors to the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

	<p>13. Vehicular Access / roadworks condition to be confirmed with TNI</p> <p>Reason: In the interests of highway safety.</p>
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ANNEX	
Date Valid	30th September 2016
Date First Advertised	14th October 2016
Date Last Advertised	4th November 2016
Details of Neighbour Notification (all addresses)	
<p>1 Broom Park,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DL 1, Broom Park Heights, Dunmurry, Antrim, Northern Ireland, BT17 0JJ 10 Summerhill Drive,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RD 101 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 103 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 105 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim 12 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 13 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 13, Broom Park, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0DL 14 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 15 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 16 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 17 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 18 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 19 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 2 Almond Drive,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DG 2 Summerhill Drive,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RD 20 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 21 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 21 Broom Close, Dunmurry, Antrim, Northern Ireland, BT17 0DR 22 Broom Park Heights,Killeaton,Dunmurry,Antrim,BT17 0JJ 4 Summerhill Drive,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RD 46 Broom Park, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0DN 5 Azalea Gardens, Dunmurry, Antrim, Northern Ireland, BT17 0DQ 51 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 53 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 55 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 57 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 59 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 6 Summerhill Drive,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RD 6 Summerhill Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RL 61 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 63 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 65 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 67 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 69 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 71 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 73 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 75 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF 77 Gardenmore Road,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0DF</p>	

<p>79 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 79, Gardenmore Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0DF 8 Summerhill Drive, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RD 81 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 83 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 85 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 87 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 89 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 89 Gardenmore Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0DF 9 Broom Park, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0DL 91 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 93 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 95 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 97 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF 99 Gardenmore Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0DF Councillor Charlene O'Hara Ionad Na Fuisseige, Summerhill Road, Dunmurry, Belfast St Mark's Nursery, 60 Gardenmore Road, Belfast</p>	
Date of Last Neighbour Notification	22 nd December 2017
Date of EIA Determination	5 th January 2018
ES Requested	No
<p>Drawing Numbers and Title 01 – Site Location Plan 03B – Proposed Apartment Block Floor Plans & Elevations 04B – Proposed Apartment Block Elevation / Section & House Types A-C 05B – Proposed House Types D, E & Site Section A-A 07A – Tree Development Impact 08A – Landscape Proposals 09B – Proposed Site Layout 10A – Proposed Roads layout 11A – Site Section E-E 12 – Site Sections B-B, C-C & D-D 13 – Root Protection Study Area 14 – Proposed Boundary Treatments 15 – Private Streets Determination Layout 16 – Proposed Retaining Wall Layout 17 – Retaining Wall Detail Sheet 1 18 – Retaining Wall Detail Sheet 2</p>	
<p>Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department:</p>	