

**Development Management Officer Report  
Deferred Committee Application  
Addendum Report**

<b>Summary</b>	
<b>Application ID:</b> LA04/2017/1505/F	<b>Date of Committee:</b> 17 <sup>th</sup> April 2018
<b>Proposal:</b> Construction of 15no residential apartments (11no 3P2B and 4no 2P1B) together with associated communal garden space, bin storage and cycle packing provision.	<b>Location:</b> 1-3 Eia Street, Belfast, BT14 6BT
<b>Referral Route:</b> Application for over 12 dwellings with objections	
<b>Recommendation:</b>	Suggested refusal reasons provided.
<b>Applicant Name and Address:</b> South Ulster Housing Association 18-22 Carleton Street Portadown BT62 3EN	<b>Agent Name and Address:</b> McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 O32
<b><u>ADDENDUM REPORT</u></b>	
<p>The application was originally presented to the Planning Committee on 13<sup>th</sup> February 2018 with a recommendation to approve. Members expressed concern regarding the proposal and agreed to defer for a site visit. The site visit was undertaken on 7<sup>th</sup> March 2018 and the application was presented to the Planning Committee on 13<sup>th</sup> March 2018 with a recommendation to approve.</p> <p>Members expressed concern regarding the lack of private amenity space. Creating Places recommends a minimum of 10 m<sup>2</sup> of private amenity space per unit of apartment developments. The proposed development provides 80 m<sup>2</sup> of private amenity space, 70 m<sup>2</sup> below the recommended standard (150 m<sup>2</sup> for 15 no. apartments).</p> <p>The application was subsequently deferred to allow reasons for refusal to be outlined for consideration at the next Town Planning Committee meeting.</p> <p>Although the case officer considered the proposed density was not significantly higher than that found in the established residential area given the existence of several flat conversions in Eia Street, members may wish to consider the proposed density of the development. Coupled with the lack of proposed amenity space, members may also wish to consider if the proposal represents overdevelopment of the site.</p> <p>Accordingly, two suggested reasons for refusal are:</p> <ol style="list-style-type: none"> <li>1. The proposal is contrary to Policy QD1 of PPS 7 and Policy LC1 of PPS 7 Addendum in that it represents overdevelopment of the site and the proposed resulting density is significantly higher than that found in the established residential area in that the proposed is inappropriate and harmful to the character of the site does not respect the surrounding context.</li> </ol>	

2. The proposal is contrary to Policy QD1 of Planning Policy Statement 7 in that adequate provision is not made for appropriate private open space as an integral part of the development.

Notwithstanding the above refusal reasons, officers remain of the opinion that application should be approved. The site is located within walking distance to a public park (approximately 220 metres), thereby providing a level of mitigation with regard to the reduced standard of private amenity space. Eia Street is characterised by residential development, predominately 3 storey terraced dwellings, with small yard areas providing the only incurtilage amenity and many of which have been converted to apartments.

The requested reasons for refusal are as set out above.

## Development Management Officer Report Committee Application

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<b>Proposal:</b> Construction of 15no residential apartments (11no 3P2B and 4no 2P1B) together with associated communal garden space, bin storage and cycle packing provision.	<b>Location:</b> 1-3 Eia Street Belfast BT14 6BT
<b>Referral Route:</b> Application for over 12 dwellings with Objections	
<b>Recommendation:</b>	<b>Approve - Subject to Conditions</b>
<b>Applicant Name and Address:</b> South Ulster Housing Association 18-22 Carleton Street Portadown BT62 3EN	<b>Agent Name and Address:</b> McGirk Architects Ltd 670 Ravenhill Road Belfast BT6 O32
<p><b><u>ADDENDUM REPORT</u></b></p> <p>This full application was previously listed for Planning Committee on 13 February 2018. The application was presented and given the issues which had been raised by the objector's, the Committee agreed to defer consideration of the application to permit a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposal at first hand.</p> <p>A site visit is arranged for elected members to take place on 7 March 2018.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p><b><u>Summary</u></b></p> <ul style="list-style-type: none"> <li>The site visit by members is due to take place.</li> </ul> <p>In conclusion the recommendation remains as set out in the case officer's report and this addendum.</p> <p><b><u>Recommendation</u></b></p> <p>The proposal is recommended for Approval subject to conditions.</p>	

## Development Management Officer Report Committee Application

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<b>Application ID:</b> LA04/2017/1505/F	
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<b>Referral Route:</b> Application for over 12 dwellings with Objections	
<b>Recommendation: Approval</b>	
<b>Applicant Name and Address:</b> South Ulster Housing Association 18-22 Carleton Street Portadown BT62 3EN	<b>Agent Name and Address:</b> McGirk Architects Ltd 670 Ravenhill Road Belfast BT6 O32
<b>Executive Summary:</b>  The proposal is for the 'Construction of 15no residential apartments together with associated communal garden space, bin storage and cycle parking provision.  46 objections have been received raising the same issues. <i>The objections request a site visit from the Council's Planning Committee prior to making any decision on the proposal.</i>  There is an extant planning approval for 'Demolition of existing 2 storey commercial warehouse building & construction of 4 storey apartment building consisting of 16 No. apartments', previously granted on in April 2013 under ref. Z/2009/1771/F.  The key issues in this planning application are: <ul style="list-style-type: none"> <li>• Principle of demolition of the existing building and proposed redevelopment at this location.</li> <li>• Layout and design.</li> <li>• Impact on residential amenity.</li> <li>• Impact on parking.</li> <li>• Impact on the Area of Townscape Character and the adjacent listed building.</li> </ul> The principle of the redevelopment of the site has been established through the previous approval on the site. The proposed building is four storeys high with a ridge height of 13 metres. It is considered that the proposed design is broadly contextual in terms of height, scale, form and proportion and on balance is considered acceptable.	

Consultees offer no objections.

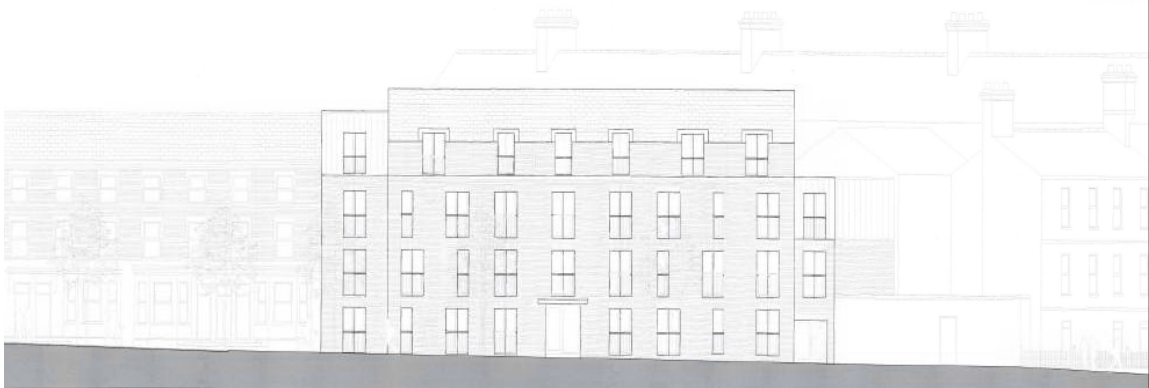
DFI Roads have considered the parking report and are content with the findings; they have no objection to the proposal, subject to conditions and informatives.

The development complies with the Development Plan, planning policies and other regional planning policy. Furthermore, there is currently an extant approval for a residential scheme on the site of greater density than proposed.

It is therefore recommended that planning permission is granted.

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Rivers Agency	Substantive Response Received
Statutory	DFI Roads - Hydebank	Content
Non Statutory	Env Health Belfast City Council	Substantive Response Received

	Statutory	NI Water - Multi Units East - Planning Consultations	Advice
	Statutory	DFI Roads - Hydebank	Advice
	Statutory	Historic Environment Division (HED)	Advice
	Non Statutory	Rivers Agency	Substantive Response Received
	Non Statutory	Rivers Agency	
	Statutory	Historic Environment Division (HED)	Substantive Response Received
<b>Representations:</b>			
	Letters of Support	None Received	
	Letters of Objection	46	
	Number of Support Petitions and signatures	No Petitions Received	
	Number of Petitions of Objection and signatures	No Petitions Received	
<b>1.0</b>	<b>Summary of Issues</b>		
<b>1.1</b>	46 no. objections have been received for this proposed development. The contents of all 46 objection letters are the same. The objectors request a site visit from the Council's Planning Committee prior to making any decision on the proposal. The issues raised include:		
<b>1.2</b>	<ul style="list-style-type: none"> <li>- The site is located within an Area of Townscape Character that has deteriorated over the last 10 years. This proposal will do nothing to reverse this deterioration and will have a negative impact on the ATC.</li> <li>- The proposal is contrary to the SPPS, PPS 6, PPS 7, PPS 7 Addendum and PPS 3.</li> <li>- The proposal fails to achieve quality in residential development, owing to issues with design and landscaping.</li> <li>- Form, scale, massing and materials of the proposal are out of keeping with the character of the area.</li> <li>- Proposal will be harmful to the adjacent Local Landscape Policy Area (LLPA).</li> <li>- Proposal will have a detrimental impact on the adjacent listed building.</li> <li>- Objectors support concerns raised by HED in their initial consultation response. The side gable of the proposal should be set back from the listed building and higher quality materials should be used. Landscaping along</li> </ul>		

	<p>the boundary of the site would reduce the impact on the listed building.</p> <ul style="list-style-type: none"> <li>- Height and scale of the 4 storey building will dominate the residential street and is out of character.</li> <li>- No exceptional circumstances have been provided for the intensification of site coverage or usage within the Area of Townscape character.</li> <li>- Inadequate provision has been made for public and private open space and landscaped areas.</li> <li>- Proposal does not provide adequate provision for car parking. No provision has been made for parking and there is limited capacity for on-street parking in the area.</li> <li>- Proposed density is significantly higher than that found in the established residential area.</li> <li>- Proposal is not in keeping with the ethos or spirit of 'Creating Places' or 'Living Places' Design guides.</li> <li>- Objectors are keen to engage with the Council regarding the preparation of the Local Development Plan.</li> </ul>
<b>2.0</b>	<b>Characteristics of the Site and Area</b>
<b>2.1</b>	The site is located within the urban limits of Belfast, at No. 1-3 Eia Street. The site is irregularly shaped and appears to be lying vacant at present. There is currently a building located on the site. The site is bounded by a stone and cement finished wall that is approximately 2.5m in height with a vehicular access located toward the south of the site.
<b>2.2</b>	The immediate locality is characterised primarily by residential development, with Eia Street dominated by 3 storey terraced dwellings, many of which have been converted to apartments. The site is located a short distance from the Antrim Road, one of the main arterial routes of the city. The site is located adjacent to a listed building at 224 Antrim Road.
<b>3.0</b>	<b>Description of Proposal</b>
<b>3.1</b>	The proposal is for the 'Construction of 15no residential apartments (11 no. 3P2B and 4 no. 2P1B) together with associated communal garden space, bin storage and cycle packing provision.
<b>3.2</b>	The proposed building is four storeys high with a ridge height of 13 metres. The ground floor comprises three proposed apartments with access to the bicycle store, bin store and the external amenity area. The remaining floors comprise four apartments on each level.
<b>3.3</b>	The proposed finishes include traditional red clay facing brick to external walls, blue black natural slate roof, standing seam sheet lead to dormer windows and part of the upper floor walls, hardwood painted windows and aluminium rainwater goods.
<b>4.0</b>	<b>Planning Assessment of Policy and Other Material Considerations</b>
<b>4.1</b>	<u>Site History:</u>



	<p>Z/2009/1771/F - Demolition of existing 2 storey commercial warehouse building &amp; construction of 4 storey apartment building consisting of 16 No. apartments (amended scheme) – Approved 15/04/2013. This planning permission will expire on 14/4/18.</p>
<p><b>4.2</b></p>	<p><u>Policy Framework:</u></p> <ul style="list-style-type: none"> <li>• Belfast Urban Area Plan (BUAP)</li> <li>• Draft Belfast Metropolitan Plan 2015 (Draft BMAP)</li> <li>• Strategic Planning Policy Statement (SPPS)</li> <li>• PPS 3 – Access, Movement and Parking</li> <li>• PPS 6 – Planning, Archaeology and the Built Heritage</li> <li>• PPS 6 Addendum – Area of Townscape Character</li> <li>• PPS 7 – Quality Residential Environments</li> <li>• PPS 7 Addendum – Safeguarding the Character of Established Residential Areas</li> <li>• PPS 12 – Housing in Settlements</li> <li>• PPS 15 – Planning and Flood Risk</li> <li>• Creating Places – Achieving Quality in Residential Developments</li> <li>• Living Places - An Urban Stewardship and Design Guide for Northern Ireland</li> </ul>
<p><b>4.3</b></p>	<p><u>Statutory Consultee Responses:</u></p> <ul style="list-style-type: none"> <li>• NI Water Multi Units East – No objection subject to informatives.</li> <li>• Transport NI – No objection subject to conditions and informatives.</li> <li>• Historic Environment Division – No objection subject to informatives.</li> </ul>
<p><b>4.4</b></p>	<p><u>Non Statutory Consultee Responses:</u></p> <ul style="list-style-type: none"> <li>• Belfast City Council Environmental Health – No objection subject to conditions and informatives.</li> <li>• Rivers Agency - No objection subject to informatives.</li> <li>• Belfast City Council Conservation Officer – No objection</li> </ul>
<p><b>4.5</b></p>	<p><u>Assessment:</u></p> <p>Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The proposed site is located within the urban area of Belfast. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration.</p>
<p><b>4.6</b></p>	<p>The application site is located within the settlement development limits of Belfast but not within any BUAP designation. The site is located within a draft Area of Townscape Character (ATC), as designated in draft BMAP.</p>
<p><b>4.7</b></p>	

4.8	<p>An important consideration of this planning application is the site history and the extant planning approval for 'Demolition of existing 2 storey commercial warehouse building &amp; construction of 4 storey apartment building consisting of 16 No. apartments', previously granted on 15/4/13 under ref. Z/2009/1771/F. This development relates to a building similar in mass, scale, height, materials and appearance of the proposed building. All 16 apartments within this approved development were based on a 3 person, 2 bedroom layout, which is a more intensive scheme than the current proposed development.</p>
4.9	<p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. The SPPS places emphasis on supporting good design and positive place making. It also advises that new housing developments should respect the local character and environmental quality as well as safeguarding amenity of existing residents. The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. This site is located in close proximity to an arterial route, therefore it benefits from high accessibility to public transport. The SPPS advises that the use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings. The SPPS also guides that increased density in residential areas of distinctive town character should only be allowed in exceptional circumstances.</p>
4.10	<p>Policy QD1 of PPS7 relates to design quality in new residential development and is applicable to this development. Eia Street is unusual in that the buildings tend to get bigger as one travels down the street towards the site and the nearby Antrim road, perhaps reflecting a hierarchy of place principle with taller blocks in close proximity to the main thoroughfare. This is exemplified by the block of terrace dwellings opposite the site (No. 2-12). The proposed height is therefore broadly acceptable. The proposal does violate the established building line of the street (No. 5 -51), however the existing wall that bounds the site is already set forward of this building line. Furthermore, the proposal fits with the building line. The previous approval included bays that protruded the building line, but were broadly contextual with bays of existing dwellings. This proposal differs in that the bay windows are no longer part of the proposal and the majority of the front elevation sits slightly forward of the building line. Following consultation with BCC's conservation officer, it is considered that the proposed design is broadly contextual in terms of scale, form and proportion (solid to void). The conservation officer advised that outlet ducts / pipes / vents would be detrimental to the appearance of the building. The agent confirmed that the proposed building would not require such details, therefore it is considered that this can be dealt with by a condition.</p> <p>The proposal includes approximately 80 m2 of private communal space,</p>

4.11	<p>which is below the recommended standards, as set out in 'Creating Places'. However, the site is located approximately 220 metres from a public park which alleviates concerns regarding lack of amenity. The proposed development supports walking and cycling, with access directly to the street and bicycle storage provided. The proposed building is highly accessible to public transport links and the provision of a lift will assist the needs of people whose mobility is impaired. The proposed development provides adequate arrangements for waste storage, in terms of area and access to the public street. The proposed layout and design helps to deter crime and promotes personal safety with the proposed boundary treatments and access via secured doors.</p>
4.12	<p>As already discussed, Eia Street is characterised by 3 storey terraced dwellings, many of which have been converted to apartments. It is therefore considered that the proposed density is not significantly higher than that found in the established residential area. Furthermore, all proposed apartments are built to a size not less than those set out in Annex A of PPS 7 Addendum.</p>
4.13	<p>The orientation of the site is such that it may cause overshadowing to the rear of existing properties on the Antrim Road. However, this is not considered to be uncharacteristic or unacceptable within this high density urban area. Consequently, there should be no unacceptable adverse effect on existing or proposed properties in terms of residential amenity. Furthermore, this proposed residential development should not create conflict with adjacent land uses.</p>
4.14	<p>The objections raised issues surrounding car parking. A parking report has been submitted to support the proposal. DFI Roads have considered this report and are content with the findings; they have no objection to the proposal, subject to conditions and informatives.</p>
4.15	<p>PPS 6 Policy BH11 and the SPPS (Para 6.12 – 6.17) provide the policy tests for development proposals affecting the setting of a listed building. Following amendments to the proposal including the revised gable end facing the listed building and the higher quality materials, HED are content.</p>
4.16	<p>The site is also located within an ATC, therefore the proposal should pass the tests of PPS 6 Addendum Policies ATC 1 and ATC2. It is considered that the existing building and wall do not make a positive contribution to the character of the ATC. With regards to the redevelopment, the proposal maintains the character of the ATC and respects the built form of the area. No exceptional circumstances have been provided for the intensification of site coverage or usage within the Area of Townscape character, as advised in PPS 7. However, the justification and amplification (Para 4.10) states that the protection of the existing character and distinctive qualities of the area are paramount. It is considered that the proposed development will make a more positive contribution to the ATC than the existing building and wall.</p>
4.17	<p>As well as this, one has to be mindful that an extant approval exists on the site for a more intense residential development.</p>

	<p>In addition to the above consultees, Environmental Health, NI Water and Rivers Agency were consulted on the proposed development and had no objections, subject to conditions and informatives.</p> <p>The objectors raised the issue of a lack of proposed landscaping. It is considered that landscaping is not necessary at the front of the development given the existing character of Eia Street. Planting has been proposed to the rear within the private communal space; any potential approval should be conditioned that landscaping details should be submitted to and approved by the Council prior to occupation of development. The adjacent Local Landscape Policy Area (LLPA) is located approximately 20 metres away from the site. This part of the LLPA is defined by a metal fence with a red brick building situated behind. It is considered that the proposal will not have any detrimental impact on the adjacent LLPA.</p>
	<p><b>Neighbour Notification Checked</b> <span style="float: right;"><b>Yes</b></span></p>
<p><b>5.0</b></p> <p><b>5.1</b></p>	<p><b>Summary of Recommendation:</b></p> <p>It is considered that, on balance, the proposed development broadly complies with the policies tests of the Development plan and other regional planning policy. Furthermore, there is currently an extant approval for a more intense residential scheme on the site, which has been give significant weight in the determination of this planning application. It is therefore recommended that planning permission is granted.</p>
<p><b>6.0</b></p> <p><b>1.</b></p> <p><b>2.</b></p> <p><b>3.</b></p>	<p><b>Conditions</b></p> <p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to 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> <p>The applicant must arrange for a pre-demolition asbestos survey to be undertaken by a competent contractor prior to the demolition / redevelopment of the site. Should such materials be identified on site, the applicant should refer to condition 2 above.</p>

<b>4.</b>	Reason: Protection of human health.  The existing vehicular access from Eia Street shall be closed and the footway reinstated to the satisfaction of DfI Roads.
<b>5.</b>	REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.  The development hereby permitted shall not be occupied until cycle parking has been provided on the site in accordance with Drawing No.01B bearing the date stamp 24th January 2018. These facilities shall be permanently retained on-site.
<b>6.</b>	REASON: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport.  Windows or doors shall not open out over the public road, verge or footway.
<b>7.</b>	REASON: In the interest of pedestrian safety, road safety and convenience of road users  No outlet ducts / pipes / vents shall be located on the front or side elevations of the building, as shown on Drawing Nos 02A and 03A date stamped 9th January 2018.
<b>8.</b>	Reason: In the interest of visual amenity and protection of the character of the Area of Townscape Character.  Prior to the occupation of the development, full details of all proposed tree and shrub planting and a programme of works will be submitted to and approved by the Council, and all tree and shrub planting shall be carried out in accordance with those details and at those times.  Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and in the interests of visual amenity.

<b>ANNEX</b>	
<b>Date Valid</b>	8th August 2017
<b>Date First Advertised</b>	18th August 2017
<b>Date Last Advertised</b>	

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

Martin Kelly  
1, Pavilions Office Park, Holywood, Down, Northern Ireland, BT18 9JQ  
The Owner/Occupier,  
1-3 ,Eia Street,Belfast,Antrim,BT14 6BT,  
Erwin Maey  
10, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Susan O Neill  
11, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Chris Brett  
13, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Nichola Jordan  
14, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
John McGuinness  
15, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
Gerard P Tohill  
15, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Gerard P Tohill  
15, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Kevin and Mary O'Reilly  
16, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Maria Alues  
16, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Maria Alues  
16, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
L Rocks  
17, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
J O'Neill  
18, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
Michael Murray  
18, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Margaret Butcher  
18, Brookvale Drive, Belfast, Antrim, Northern Ireland, BT14 6DE  
Paul Cowan  
19, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
Kylie Campbell  
1c, Cliftonville Avenue, Belfast, Antrim, Northern Ireland, BT14 6GX  
The Owner/Occupier,  
2 Allworthy Avenue,Belfast,Antrim,BT14 6BU,  
Donald Gillis  
2, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Ethna O'Kane  
2, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
M Murray  
20, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
M Murray  
20, Bennett Drive, Belfast, Antrim, Northern Ireland, BT14 6DB  
Joannie McGuinness  
21, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Kerry Liddy

22, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
The Owner/Occupier,  
226 Antrim Road, Belfast, Antrim, BT15 2AN,  
The Owner/Occupier,  
228a ,Antrim Road, Belfast, Antrim, BT15 2AN,  
The Owner/Occupier,  
230 Antrim Road, Belfast, Antrim, BT15 2AN,  
The Owner/Occupier,  
230a ,Antrim Road, Belfast, Antrim, BT15 2AN,  
The Owner/Occupier,  
230c ,Antrim Road, Belfast, Antrim, BT15 2AN,  
The Owner/Occupier,  
232 Antrim Road, Belfast, Antrim, BT15 2AN,  
Adrian O Meallaig  
26, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
Bride Mallon  
26, Allworthy Avenue, Belfast, Antrim, Northern Ireland, BT14 6BU  
Paul Dorris  
29, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Gerard Dickson  
3, Cliftonville Court, Belfast, Antrim, Northern Ireland, BT14 6LT  
Brian Armstrong  
3, Norton Drive, Belfast, Antrim, Northern Ireland, BT9 6ST  
Isabel Den Heger  
31, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Isabel Den Heger  
31, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
The Owner/Occupier,  
33, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Terry McKeown  
34, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Grace Markey  
34, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Danny Hale  
34, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
McCallen  
35, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
G Hill  
36, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Noel Webb  
36, Brookvale Street, Belfast, Antrim, Northern Ireland, BT14 6BZ  
G Mcllroy  
39, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
S McGohan  
41, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Jacqueline McCoubrey  
42, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Mary Craig  
43, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Pauline Rooney

46, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Morris Miskimmim

49, Brookvale Street, Belfast, Antrim, Northern Ireland, BT14 6BZ  
Ciaran Miskimmen

49, Brookvale Street, Belfast, Antrim, Northern Ireland, BT14 6BZ  
Des McLoughlin

50, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Cailin McVeigh

50, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Bronagh Craig

54, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
P Armstrong

56, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW  
Desmond O'Neill

6, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
Nichola Kelly

8, Flat 1, Eia Street, Belfast, Antrim, Northern Ireland, BT14 6BT  
The Owner/Occupier,  
Apartment 1,2 Allworthy Avenue,Belfast,Antrim,BT14 6BU,  
The Owner/Occupier,  
Apartment 1,230 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 1,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 2,2 Allworthy Avenue,Belfast,Antrim,BT14 6BU,  
The Owner/Occupier,  
Apartment 2,230 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 2,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 3,2 Allworthy Avenue,Belfast,Antrim,BT14 6BU,  
The Owner/Occupier,  
Apartment 3,230 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 3,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 4,230 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 4,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 5,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 6,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Apartment 7,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
D S A C,3rd Floor,228 Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,  
Davids Hairdressing,228a ,Antrim Road,Belfast,Antrim,BT15 2AN,  
The Owner/Occupier,



Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Express Aid International,226 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 1,232 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 1,234 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 2,232 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 2,234 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 3,232 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat 3,234 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Flat A,5-7 ,Eia Street,Belfast,Antrim,BT14 6BT,  
 The Owner/Occupier,  
 Flat B,5-7 ,Eia Street,Belfast,Antrim,BT14 6BT,  
 The Owner/Occupier,  
 Flat C,5-7 ,Eia Street,Belfast,Antrim,BT14 6BT,  
 The Owner/Occupier,  
 Flat D,5-7 ,Eia Street,Belfast,Antrim,BT14 6BT,  
 The Owner/Occupier,  
 Flat E,5-7 ,Eia Street,Belfast,Antrim,BT14 6BT,  
 The Owner/Occupier,  
 Oven Door Bakery,234a ,Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 S.D.L.P.,1st & 2nd Floor,228 Antrim Road,Belfast,Antrim,BT15 2AN,  
 The Owner/Occupier,  
 Society Of St. Vincent De Paul,Store,Eia House,224 Antrim Road,Belfast,Antrim,BT15 2AJ,  
 The Owner/Occupier,  
 Unit 1,230 Antrim Road,Belfast,Antrim,BT15 2AN,

**Date of Last Neighbour Notification**

12th January 2018

**Date of EIA Determination**

N/A

**ES Requested**

No

**Planning History**

Ref ID: Z/1988/2038

Proposal: Alterations to 6 no existing flats

Address: NOS 5 AND 7 EIA STREET BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1988/2204

Proposal: Extension to warehouse

Address: SAINT VINCENT DE PAUL WAREHOUSE, EIA HOUSE, EIA STREET BT14

Decision:

Decision Date:

Ref ID: Z/1991/2051

Proposal: Re-slating of roof, including repairs & improvements

(Listed Building Consent)

Address: EIA HOUSE 224 ANTRIM ROAD BELFAST 15

Decision:

Decision Date:

Ref ID: Z/1994/2715

Proposal: Change of use of ground floor vacant office to shop and retention of offices over

Address: 226 ANTRIM ROAD BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2001/3193/F

Proposal: Change of use from warehouse to an artwork/design studio and print shop.

Address: 5a Eia Street , Antrim Road, Belfast

Decision:

Decision Date: 17.06.2002

Ref ID: Z/2006/1539/F

Proposal: Change of use from shop and offices to 6 no. apartments including extension to rear and alterations.

Address: 226 Antrim Road, Town Parks, Belfast, Northern Ireland, BT15 2AN

Decision:

Decision Date: 01.11.2006

Ref ID: Z/2006/1685/F

Proposal: Change of use from existing shop and offices to seven apartments with associated external alterations.

Address: 224 Antrim Road, Town Parks, Belfast, BT15 2AN

Decision:

Decision Date: 11.04.2008

Ref ID: Z/2006/1955/LB

Proposal: Change of use from business premises to 7 no. self-contained apartments and minor external alterations to the rear.

Address: 224 Antrim Road, Town Parks, Belfast, BT15 2AN

Decision:

Decision Date: 11.04.2008

Ref ID: Z/2007/0962/F

Proposal: Change of use from shop and offices to 7 No. apartments including 3-storey extension and alterations to rear.

Address: 226 Antrim Road, Town Parks, Belfast, BT15 2AN

Decision:

Decision Date: 06.12.2007

Ref ID: Z/2009/1771/F

Proposal: Demolition of existing 2 storey commercial warehouse building & construction of 4 storey apartment building consisting of 16No. apartments (amended scheme).

Address: 1-3 Eia Street, Town Parks, Belfast, Northern Ireland, BT14 6BT

Decision: PG

Decision Date: 15.04.2013

Ref ID: LA04/2016/0765/F

Proposal: Change of use and extension to existing building to office (ground floor)(use class A2) and 2 apartments

Address: 226 Antrim Road, Town Parks, Belfast, BT15 2AR,

Decision: PG

Decision Date: 23.05.2017

Ref ID: LA04/2016/1254/PAD

Proposal: Demolition of existing building and development of 12No. social housing apartments in a 3 1/2 storey block with associated bin store, cycle store and communal amenity space.

Address: 1-3 Eia Street, Belfast, BT14 6BT,

Decision:

Decision Date:

Ref ID: LA04/2017/1505/F

Proposal: Construction of 15no residential apartments (11no 3P2B and 4no 2P1B) together with associated communal garden space, bin storage and cycle packing provision.

Address: 1-3 Eia Street, Belfast, BT14 6BT,

Decision:

Decision Date:

Ref ID: Z/1978/0756

Proposal: NEW BOILER ROOM

Address: 76 UNIVERSITY STREET

Decision:  
Decision Date:

Ref ID: Z/1981/1145  
Proposal: DEMOLITION OF EXISTING OUT BUILDINGS AND ERECTION OF  
WAREHOUSE  
Address: 3 EIA STREET  
Decision:  
Decision Date:

**Drawing Numbers and Title**

Drawing Nos. 01B, 02A, 03A, 04A

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: