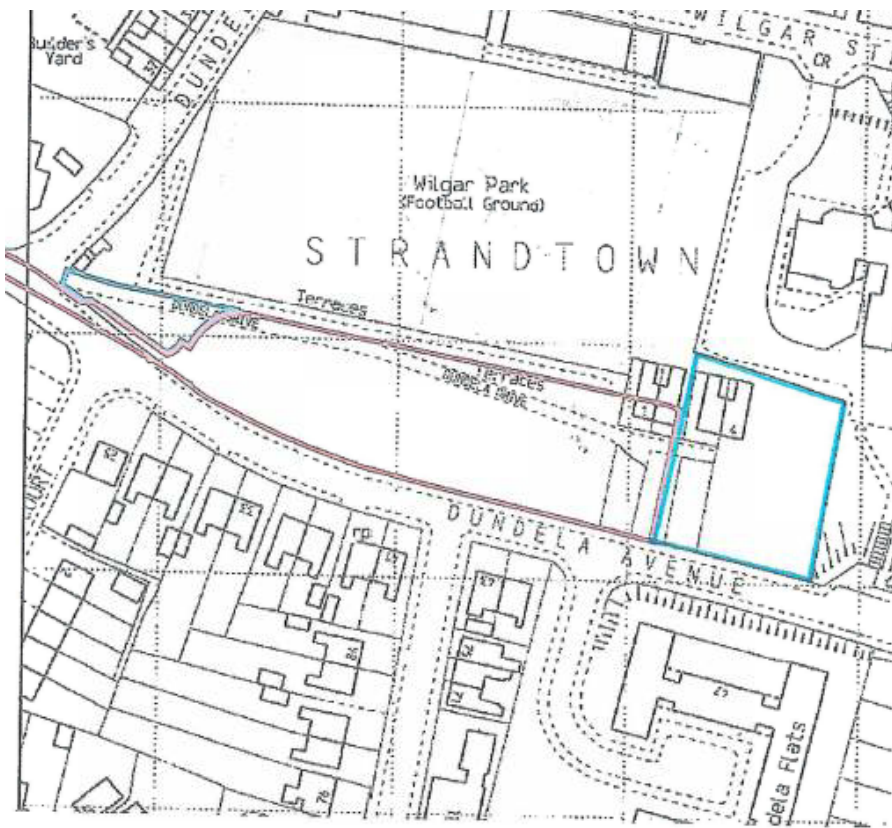


## Development Management Report

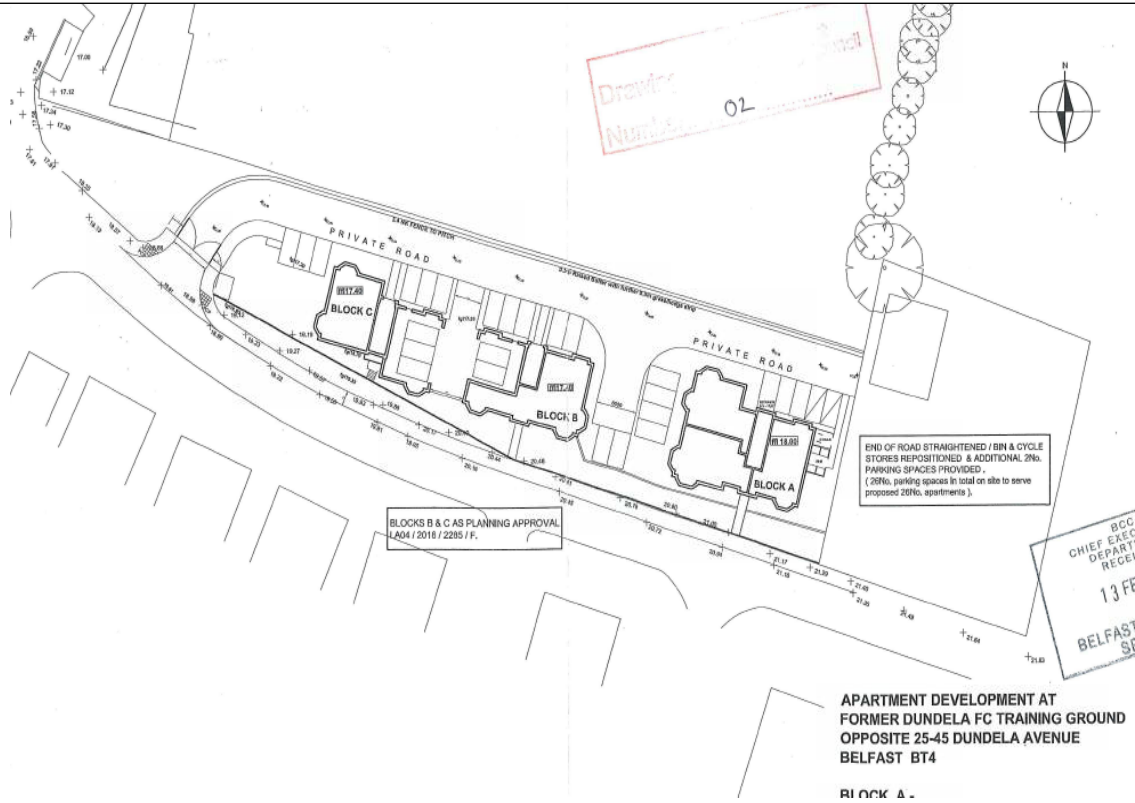
<b>Application ID:</b> LA04/2019/0356/F	<b>Date of Committee:</b> 11 June 2019
<b>Proposal:</b> Reconfiguration of Block A of LA04/2016/2291/RM, to provide 12No apartments from previously approved 8No apartments, & associated amendments to approved elevations and site layout.	<b>Location:</b> Former Dundela FC Training ground opposite 25-45 Dundela Avenue Belfast BT4
<b>Referral Route:</b> Section 3.8.1 of the Scheme of Delegation	
<b>Recommendation:</b>	Approval subject to conditions
<b>Applicant Name and Address:</b> Richard Acheson Acheson Homes Ltd 104A Circular road Belfast	<b>Agent Name and Address:</b> M C Logan Architects 49 Belmont Road Belfast BT4 2AA
<b>Executive Summary:</b> Full planning permission is sought for the reconfiguration of Block A of LA04/2016/2291/RM, to provide 12No. apartments from previously approved 8No. apartments with associated amendments to approved elevations and site layout.  The principle of residential use at this location has been established under the previous apartment approvals on the site.  Three representations have been received. Concerns raised included increase in density, parking, privacy of residents, concerns on infrastructure. These are considered in the case officer report below.  Alterations to the internal layout to increase the number of apartments from 8 to 12 are deemed acceptable. Each apartment complies with the space standards within the PPS 7 (Addendum). There is no overall increase in height, scale and massing of the previously approved apartment block.  The overall design of the building will remain in keeping with its surrounding context and the materials remain as previously approved. It is considered that the proposed design and architectural treatment are acceptable in line with policy requirements.  There are no additional windows proposed to the elevation facing Dundela Avenue and therefore no increased overlooking. Separation distances remain the same as previously approved and are in line with recommended guidance.  Environmental Health, DFI Roads, NI Water, Rivers Agency and NIEA have no objection to the proposal.  <b>Recommendation</b> - The application is recommended for approval subject to conditions	

Case Officer Report

Site Location Plan



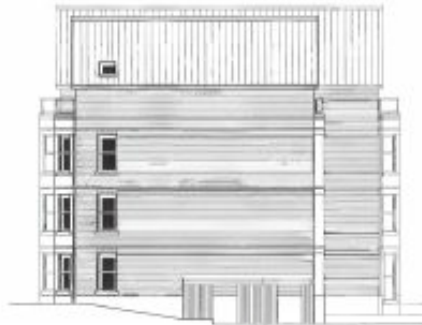
Block Plan



# Elevations and Floor Plans



NORTH FACING ENTRANCE ELEVATION



EAST FACING GABLE ELEVATION



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



SOUTH FACING (DUNDELA AVENUE) ELEVATION



WEST FACING ELEVATION

**EXTERNAL FINISHES:**  
 ALL IN PER EXISTING PLANNING PERMISSION REF. L2014-0010-001 - 10% - 10

**WALLS:** BRICK - REINFORCED CONCRETE  
 ROOF - GARDEN TERRACE  
 WINDOWS - UPVC  
 ROOF - GARDEN TERRACE  
 CLADDING - BRICK - UPVC

**CLASSIFICATION OF WORK ELEVATIONAL**  
 EXISTING FROM APPROVED PLANNING PERMISSION

- THE DESIGN & BUILD CONTRACT AGREEMENTS WITH THE ARCHITECT & BUILDING CONTRACTORS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:  
 - THE LOWER GROUND LEVEL WORKING TO BE INSTALLED IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.  
 - LOWER GROUND LEVEL WORK TO BE INSTALLED TO BE IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.  
 - THE EAST TO NORTH FACING ELEVATION TO BE INSTALLED TO BE IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.  
 - THE WEST TO NORTH FACING ELEVATION TO BE INSTALLED TO BE IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.  
 - LOWER GROUND LEVEL WORK TO BE INSTALLED TO BE IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.  
 - LOWER GROUND LEVEL WORK TO BE INSTALLED TO BE IN ACCORDANCE WITH THE PLANNING PERMISSION TO CLASSE B (C) & THE DESIGN SPANNING EXISTING WORK.

APARTMENT DEVELOPMENT AT  
 FORMER DUNDELA FC TRAINING GROUND  
 OPPOSITE 25-45 DUNDELA AVENUE  
 BELFAST  
 BLOCK A -

## Committee Application

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Full planning permission is sought for the reconfiguration of Block A of LA04/2016/2291/RM, to provide 12No. apartments from previously approved 8No. apartments with associated adjustments to approved elevations and site layout.
<b>2.0</b>	<b>Description of Site</b>
2.1	The site is located approximately 3km east of Belfast City Centre. It is bounded by Wilgar Park football grounds (Dundela FC) to the North; unoccupied lands and Dundela Infant Primary School beyond the site boundary to the east. Dundela Avenue runs parallel to the site to the south with residential properties along the opposite side of this road. The topography of the site and surrounding area slopes markedly downwards to the north and west. The land is currently unoccupied and surfaced with grass and overgrown vegetation.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
	<p><u>LA04/2018/2285/F</u> Former training ground for, Dundela Football Club, opposite from, 25-45 Dundela Avenue, Belfast, BT4 3BQ</p> <p>Proposed minor changes to floor plans &amp; elevations of Blocks B &amp; C of approved apartment development, permission Ref. LA04/2016/2291/RM, to include the provision of a new entrance door to Block C &amp; pedestrian access from Dundela Avenue.</p> <p>GRANTED - 13.02.2019</p> <p><u>LA04/2016/2291/RM</u> Former training ground for, Dundela Football Club, opposite from, 25-45 Dundela Avenue, Belfast, BT4 3BQ</p> <p>Reserved Matters application for erection of 22 apartments across 3 blocks (4 storey buildings) with a new access to Dundela Avenue and associated site works including boundary wall and fence as per Schedule 76 Agreement.</p> <p>GRANTED - 20.07.2017</p> <p><u>Z/2014/0271/F</u> Lands south of 25 Harberton Park, Belfast, Housing development for 23 apartments across 5 blocks with a new access created to Dundela Avenue and all associated site works. (amended proposal)</p> <p>GRANTED - 01.11.2016</p>

<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015  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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3 - Parking, Access and Movement
4.5	Planning Policy Statement 7 - Quality Residential Environments
4.6	Planning Policy Statement 7 Addendum - Safeguarding the Character of Established Residential Areas
4.7	Planning Policy Statement 8 - Open Space
4.8	Planning Policy Statement 15 Revised - Planning and Flood Risk
<b>5.0</b>	<b>Statutory Consultees Responses</b> DFI Roads- No objection Rivers Agency – No objection NI Water- No objection DAERA Drainage and Water – No objection
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b> Environmental Health – No objection
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified on the 3 <sup>rd</sup> April 2019 and advertised in the local press on the 22 <sup>nd</sup> March 2019. Three representations have been received. Concerns raised included increase in density, parking, privacy of residents, concerns on infrastructure capacity.
<b>8.0</b>	<b>Other Material Considerations</b> Previous application- LA04/2016/2291/RM
8.1	<b>Any other supplementary guidance</b> Creating Places DCAN 8 – Housing in Urban Areas
<b>9.0</b>	<b>Assessment</b>
9.1	The key issues to consider in the assessment of this application are: <ul style="list-style-type: none"> <li>- Planning History</li> <li>- Principle of Development and Use</li> <li>- Height, Scale, Massing, Design</li> <li>- Impact on Residential Amenity</li> <li>- Traffic Movement and Parking</li> <li>- Amenity Space</li> <li>- Landscaping</li> </ul>

	<ul style="list-style-type: none"> <li>- Flood Risk and Infrastructure</li> <li>- Contaminated Land</li> </ul>
9.2	<p><u>Planning History</u></p> <p>Two previous approvals for the application site (Z/2004/0133/0 and Z/2014/0271/F) were allowed on appeal and both were the subject of Planning Agreements to secure benefits for the adjoining football club.</p>
9.3	<p>A non-determination appeal for planning application Z/2014/0271/F (Housing development for 23 apartments across 5 blocks with a new access created to Dundela Avenue and all associated site works) was upheld by the PAC on the 13th June 2016. The principle of residential use at this location has been established under the Z/2014/0271/F approval. An amended scheme was submitted at appeal stage (2014/A0139) by the Appellants. They requested that the application be changed to an outline proposal, seeking only permission in principle which was allowed by the PAC. The loss of open space was considered to be acceptable under the appeal and therefore the principle has been established. The reserved matters application was subsequently approved under the reference LA04/2016/2291/RM on 20th July 2017. Alterations to the elevations and floor plans of Block B and C were approved under the application LA04/2018/2285/F.</p>
9.4	<p><u>Principle of Development and Use</u></p> <p>Given the planning history of the site the principle of development and apartment use have already been established.</p>
9.5	<p><u>Height, Scale, Massing and Design</u></p> <p>The application seeks the reconfiguration of Block A of LA04/2016/2291/RM, to provide 12No apartments from previously approved 8No apartments with associated adjustment's to the approved elevations and site layout.</p>
9.6	<p>The current layout contains 8 No apartments over four floors, the proposed layout introduces two apartments on the ground floor and two apartments on the third floor. It is proposed to achieve this by reducing four of the approved duplex apartments (over two floors) to single level apartments.</p>
9.7	<p>The proposal also contains changes to the site layout to introduce two parking spaces to the front of Block A and the relocation of the cycle and bin stores further back to the side elevation of Block A to the rear of a car parking space.</p>
9.8	<p>Proposed elevational changes similar to that approved under LA04/2018/2285/F for Block B and Block C include:</p> <ul style="list-style-type: none"> <li>• Double doors to balconies on 4<sup>th</sup> floor apartments to replace single doors.</li> <li>• Replacement of Juliet balconies on the south elevation of with bay windows.</li> <li>• Additional roof light to north elevation</li> <li>• Relocation of windows on west facing elevation</li> </ul>

9.9	<ul style="list-style-type: none"> <li>• Replacement of double doors on east elevation with a window.</li> </ul> <p>Alterations to the internal layout to increase the number of apartments from 8 to 12 are deemed acceptable. Each apartment complies with the space standards within the PPS 7 (Addendum). There is no overall increase in height, scale and massing of the previously approved apartment block.</p>
9.10	<p>The proposed elevational alterations do not significantly alter the design of the proposal. The overall design of the building will remain to be in keeping with its surrounding context and the materials remain as previously approved. It is considered that the proposed design and architectural treatment are acceptable in line with policy requirements.</p>
9.11	<p><u>Impact Upon Residential Amenity</u></p> <p>One objection was received with concerns of privacy. The elevational changes are minor in nature and there is no increase in the scale or height of the proposed apartment block, there are therefore no concerns with overshadowing to dwellings opposite on Dundela Avenue. There are no additional windows proposed to the elevation facing Dundela Avenue and therefore no increased overlooking. Separation distances remain the same and are in line with recommended guidance.</p>
9.12	<p><u>Traffic Movement and Parking</u></p> <p>Objections were received regarding parking concerns and congestion on the surrounding roads. Two additional parking spaces have been provided to serve the additional apartments, bringing the total to 26 spaces. DFI Roads were consulted and had no objections to the proposal. The scheme is therefore considered to be acceptable and in accordance with relevant sections of PPS 3 and PPS 13.</p>
9.13	<p><u>Amenity Space</u></p> <p>Due to the additional parking spaces there is a loss of approximately 13.75m<sup>2</sup> of amenity space than that previously approved. The total useable amenity space is therefore approximately 486m<sup>2</sup> which as a whole provides more than the minimum space requirement of 220m<sup>2</sup> for 22 units. As such the proposed amenity space is compliant with criterion (c) of Policy QD 1 (PPS 7).</p>
9.14	<p><u>Landscaping</u></p> <p>No changes are proposed to the landscaping plan which has been discharged under application reference LA04/2017/1939/DC.</p>
9.15	<p><u>Flood Risk and Infrastructure</u></p> <p>PPS15 seeks to minimise and manage flood risk to people, property and the environment. Given that the proposal comprises a residential development of</p>

<p>9.16</p> <p>9.17</p> <p>9.18</p>	<p>more than 10 units a Drainage Assessment has been submitted in support of the application. Rivers Agency were consulted and had no objections.</p> <p>Objection has been received regarding infrastructure capacity at the site. Northern Ireland Water Ltd has been consulted on the proposal and confirmed that the waste water treatment works (WWTW) has available capacity to accept the additional load. Given that NIW confirmed available capacity, DAERA Water Management Unit has no objection to the proposal subject to informatives.</p> <p>Having had regard to the above it is considered that the proposal would not have a significant impact on flood risk, drainage and the sewerage system. The proposed scheme is therefore considered acceptable in accordance with Policy FLD 3 of PPS 15 and the SPPS with respect to flood risk, drainage, sewerage and climate change.</p> <p><u>Contaminated Land</u></p> <p>A verification report has been submitted which has been discharged by DAERA under application reference LA04/2016/2209/DC.</p>
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<p>10.0</p> <p>10.1</p> <p>10.2</p>	<p><b>Summary of Recommendation: Approval</b></p> <p>The above matters are considered to be the main planning issues. All other matters raised by consulted and third parties have been assessed and are not considered to outweigh the conclusion that on balance, the proposal is considered on balance to comply with the development plan and other relevant planning policy and would constitute an acceptable development at this location.</p> <p>As such the application is recommended for approval with conditions as set out below.</p>
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<p><b>Conditions:</b></p> <p>1.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>2. The landscaping scheme shall be carried out in accordance with the approved application LA04/2018/1939/DC.</p> <p>Reason; To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>3; The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.2511/PSD01.1E bearing Planning Authority date stamp 30th March 2017, prior to the commencement of any other works or other development hereby permitted.</p>
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Reason; To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4; 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 commenced and such splays shall be retained and kept clear thereafter.

Reason; To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5: 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.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

6: The development hereby permitted shall not become operational until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of the Department for Infrastructure.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

7: The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.2511/PSD01.1E bearing the date stamp 30th March 2017 to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.

8: The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. 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.2511/PSD01.1E bearing the Department for Infrastructure Determination date stamp 9th June 2017.

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

9: The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.2511/PSD01.1E bearing the date stamp 30th March 2017 to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking and traffic circulation

within the site.

10: The development hereby permitted shall not be occupied until any retaining structure requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures; Volume 1; Design Manual for Roads and Bridges.

Informatives

This approval should be read in conjunction with the previous approval  
LA04/2016/2291/RM

## ANNEX

<b>Date Valid</b>	22nd February 2019
<b>Date First Advertised</b>	22nd March 2019
<b>Date Last Advertised</b>	

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

The Owner/Occupier,  
1 Douglas Court,Belfast,Down,BT4 3EH  
The Owner/Occupier,  
1 Dundela Drive,Belfast,Down,BT4 3DL  
The Owner/Occupier,  
15 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
16 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
17 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
18 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
18 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
2 Dundela Drive,Belfast,Down,BT4 3DL  
The Owner/Occupier,  
22 Dundela Avenue,Belfast,Down,BT4 3BQ  
The Owner/Occupier,  
25 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,  
27 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,  
29 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,  
2a ,Wilgar Street,Belfast,Down,BT4 3BL  
The Owner/Occupier,  
3 Dundela Drive,Belfast,Down,BT4 3DL  
31 Dundela Avenue Ballyhackamore Belfast  
The Owner/Occupier,  
31 Dundela Avenue,Belfast,Down,BT4 3BS  
Innis Mennie  
31, Dundela Avenue, Belfast, Down, Northern Ireland, BT4 3BS  
The Owner/Occupier,  
33 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,  
35 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,  
37 Dundela Avenue,Belfast,Down,BT4 3BS  
The Owner/Occupier,

39 Dundela Avenue, Belfast, Down, BT4 3BS  
The Owner/Occupier,  
4 Dundela Drive, Belfast, Down, BT4 3DL  
The Owner/Occupier,  
41 Dundela Avenue, Belfast, Down, BT4 3BS  
43 Dundela Avenue Ballyhackamore Belfast  
45 Dundela Avenue, Belfast, Down, BT4 3BT  
The Owner/Occupier,  
Apartment 1, 20 Dundela Avenue, Belfast, Down, BT4 3BQ  
The Owner/Occupier,  
Apartment 2, 20 Dundela Avenue, Belfast, Down, BT4 3BQ  
The Owner/Occupier,  
Apartment 3, 20 Dundela Avenue, Belfast, Down, BT4 3BQ  
The Owner/Occupier,  
Apartment 4, 20 Dundela Avenue, Belfast, Down, BT4 3BQ  
The Owner/Occupier,  
Dundela Infants School, Wilgar Street, Belfast, Down, BT4 3BL  
The Owner/Occupier,  
Flat 1, Dundela Flats, 47 Dundela Avenue, Belfast, Down, BT4 3BT  
The Owner/Occupier,  
Flat 10, Dundela Flats, 47 Dundela Avenue, Belfast, Down, BT4 3BT  
The Owner/Occupier,  
Flat 11, Dundela Flats, 47 Dundela Avenue, Belfast, Down, BT4 3BT  
The Owner/Occupier,  
Flat 12, Dundela Flats, 47 Dundela Avenue, Belfast, Down, BT4 3BT  
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 Flat 30,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
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 Flat 4,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
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 Flat 5,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
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 Flat 6,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
 The Owner/Occupier,  
 Flat 7,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
 The Owner/Occupier,  
 Flat 8,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT  
 The Owner/Occupier,  
 Flat 9,Dundela Flats,47 Dundela Avenue,Belfast,Down,BT4 3BT

**Date of Last Neighbour Notification**

3rd April 2019

**Date of EIA Determination**

**ES Requested**

No

**Drawing Numbers and Title**  
**01-04**

**Notification to Department (if relevant)**

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

**Representations from Elected members:**

Meeting with Councillor Kelly Alliance Party and Local Residents

