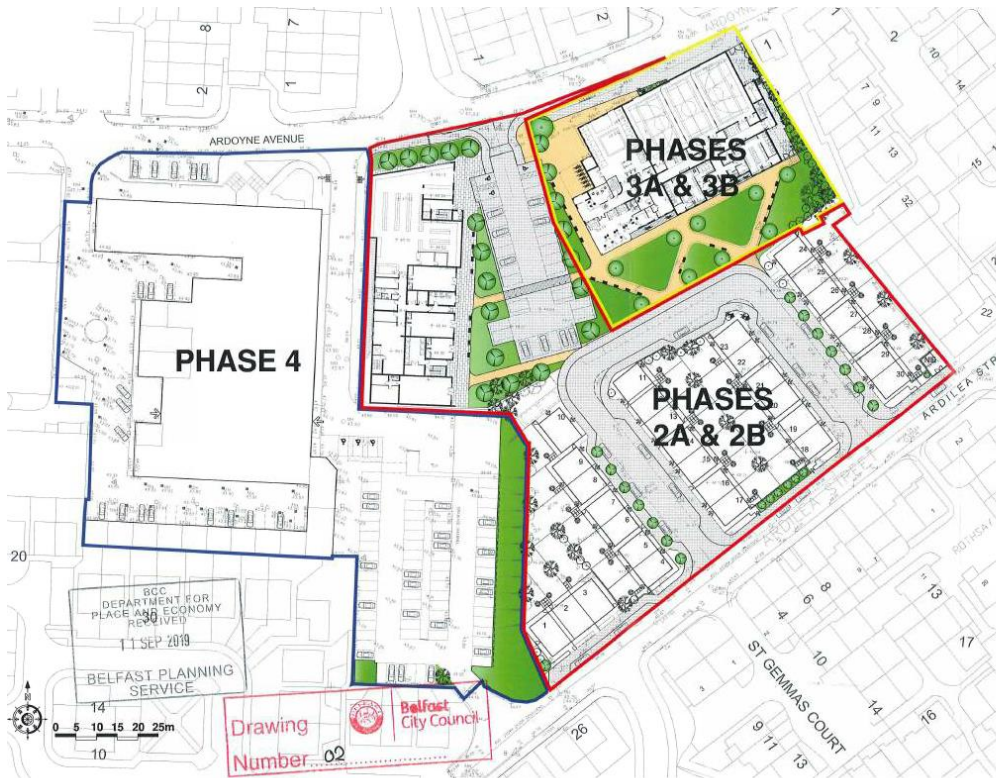


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12/11/19	Item Number:
Application ID: LA04/2019/2153/F	Target Date:
<p>Proposal: Section 54 application to vary conditions 4 and 6 (related to ground remediation) and condition 8 (related to provision of hard and soft landscaping) of planning permission reference LA04/2018/1832/F (community led mixed use regeneration scheme comprising community hub, retail units and residential units) to facilitate the commencement and completion of the approved development in phases.</p>	<p>Location: Lands at and surrounding St Gemma's School and the Flax Centre, Ardoyne Avenue, Belfast</p>
Referral Route: Varying conditions relating to Major development	
Recommendation: Approval	
<p>Applicant Name and Address: Kerr Property Holdings Limited Arnett House 12-16 Bridge Street Belfast BT1 1LU</p>	<p>Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG</p>
<p>Executive Summary: This application seeks to vary conditions 4, 6 and 8 of planning permission LA04/2018/1832/F under Section 54 of the Planning Act (Northern Ireland) 2011. The original application grants planning permission for demolition of existing school buildings and erection of a community-led mixed use regeneration scheme comprising the erection of a community hub; 3 retail units (class A1) and 2 retail service units (sui generis); 54 residential units in a mix of 30 dwellings and 24 apartments; the retention, refurbishment and change of use of the Flax Centre to provide business incubation space and education facilities.</p> <p>The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan (2015), and is unzoned ("whiteland").</p> <p>The variation of conditions 4, 6 (related to ground remediation) and 8 (related to provision of hard and soft landscaping) will allow for a phased approach to the development of the site.</p> <p>DAERA Land and Groundwater Team, BCC Environmental Health and BCC Tree Officers all responded to consultation with no objections to the proposed variation.</p> <p>Accordingly, it is recommended that the proposal is approved subject to the conditions set out in the report and it is requested that committee delegate authority to finalise wording of conditions.</p>	


Case Officer Report

Site Location Plan




LANDSCAPE PLAN (hard & soft landscaping) - as per Planning Permission Ref: LA04/2018/1832/F

Key:
 Existing Tree retained. Over growth areas to be cut back as required.

 Proposed boundary structure trees. Planted as heavy standard trees, 10-14cm girth, 3 to 4m overall height, rootball, container grown or bare root types appropriate to the species and variety. All species to be native. Species to include: native birch (Betula pendula); native willows (Salix caprea & Salix atrocinerea) & Hawthorn (Crataegus monogyna).

 Proposed garden trees. Planted as selected standard trees, 10-12cm girth, 3 to 4m overall height, rootball, container grown or bare root types appropriate to the species and variety. All species to be native. Species to include: native birch (Betula pendula); native willows (Salix caprea & Salix atrocinerea) & Hawthorn (Crataegus monogyna).

 Proposed specimen shrub planting. All shrubs to be container planted and to consist of a mix of native species only.

-  Site landscaping (grass areas)
-  Incurtilage parking/ new footpaths / new roads as per TN1 adoptable standards (Bitmac/ Asphalt surfaces)
-  Selected brick paving
-  Bonded Gravel (Buff colour)

PHASING AS PER STAMPED APPROVED PHASING MAP (DWG 2250.020) TO PLANNING PERMISSION REF: LA04/2018 / 1832/F

Phase 2A- New affordable / social housing development (30no. dwellings) with 2no new access roads formed off Ardoyne street

Phase 2B- New community retail/service units and upper floor apartments with new access formed off Ardoyne Avenue.

Phase 3A- Decanting of existing community groups within retained section of original St Gemmas School into vacant units within the Flax Centre (i.e. those vacant units relocated to new purpose built community retail building completed under Phase 2B), with demolition of remaining existing St Gemmas school section.

Phase 3B- Construction of new purpose built Community Hub with associated site works

Phase 4 - Refurbishment of vacant units within Flax Centre to form new business incubation centre, educational support workshops and community training rooms (general fit out works).

All noted phases refer back to Stamped Approved Phasing Diagram (dwg ref: 2250.020) under Planning Permission Ref: LA/04/2018 /1832/F

Representations:	
Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Characteristics of the Site and Area	
<p>1.0 Description of Proposed Development</p> <p>1.1 This is a Section 54 application to vary conditions 4 and 6 (related to ground remediation) and condition 8 (related to provision of hard and soft landscaping) of planning permission reference LA04/2018/1832/f (community led mixed use regeneration scheme comprising community hub, retail units and residential units) to facilitate the commencement and completion of the approved development in phases.</p> <p>2.0 Description of Site</p> <p>2.1 The application relates to a vacant school site and adjacent mixed use Flax Centre, approximately 2.2 ha in size. An existing school building and hard standing occupy a large part of the site with some amenity grassland, and a treeline running east to west through the centre.</p>	
Planning Assessment of Policy and Other Material Considerations	
<p>3.0 Site History</p> <p>3.1 Planning history on the site solely relates to the full application to which this Section 54 application seeks to vary: LA04/2018/1832/F - Demolition of existing school buildings and erection of a community-led mixed use regeneration scheme comprising the erection of a community hub; 3 retail units (class A1) and 2 retail service units (sui generis); 54 residential units in a mix of 30 dwellings and 24 apartments; the retention, refurbishment and change of use of the Flax Centre to provide business incubation space and education facilities; public realm improvements along Ardoyne Avenue, the creation of a public space, and associated landscaping; car parking; and other ancillary development – Permission granted 21/02/19</p> <p>3.2 There is a current application on the site under LA04/2019/1786/F, for “Change of house type (Previously approved plots 1-3 now changed to plots 1-2 complex needs units).” This is currently under consideration. There is also a current application to discharge Condition 2 of LA04/2018/1832/F. This Condition states: “The development hereby permitted shall not commence until a Detailed Remediation Strategy is submitted in writing and agreed with the Belfast City Council Planning Authority. This strategy should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc). Reason: Protection of environmental receptors to ensure the site is suitable for use.”</p>	
<p>4.0 Policy Framework</p> <p>4.1 (Draft) Belfast Metropolitan Area Plan 2015 (BMAP 2015), (Draft) Belfast Metropolitan Area Plan 2004 (BAMP 2004) and Belfast Urban Area Plan 2001 (BUAP)</p> <p>4.2 Strategic Planning Policy Statement (SPPS)</p>	
<p>5.0 Statutory Consultees Responses</p> <p>5.1 DAERA Land and Groundwater Team – No objection</p>	

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – No objection

6.2 BCC Tree Officers – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan (2015), and is unzoned (“whiteland”).

9.2 This application seeks to vary Conditions 4, 6 and 8 of planning permission LA04/2018/1832/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for a new phased approach to the development setting out boundaries of each of the phases.

9.3 The proposed phases are as follows:

- i) Phases 2A and 2B involve the construction of the retail and residential units, which the applicant themselves are responsible for;
- ii) Phases 3A and 3B involve the construction of the community hub and associated open space. These are dependent on the receipt of grant funding by the original applicants; and
- iii) Phase 4 involves the retention and refurbishment of the existing Flax Centre to provide business incubation space and education facilities.

9.4 The application had also originally sought to vary Condition 2, however an amendment was made to the application description to vary conditions 4, 6 and 8 only. Condition 2 states:

‘The development hereby permitted shall not commence until a Detailed Remediation Strategy is submitted in writing and agreed with the Belfast City Council Planning Authority. This strategy should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).’

9.5 Currently Condition 4 of LA04/2018/1832/F reads as follows:

‘The development hereby permitted shall not be occupied until the remediation measures as described in the Remediation Strategy, approved as per Condition 2, have been implemented to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of environmental receptors to ensure the site is suitable for use.’

9.6 A variation of Condition 4 has been proposed so that occupation of the development is linked to the completion of the remediation measures within each phase. It is proposed to vary this to (changes are underlined):

'No phase of the development hereby permitted shall not be occupied until the remediation measures as described in the Remediation Strategy, approved as per Condition 2, have been implemented for that phase and to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of environmental receptors to ensure the site is suitable for use.'

9.7 Currently Condition 6 of LA04/2018/1832/F reads as follows:

'After completing the remediation works under Condition 2, 4, 5 and 7 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with the Belfast City Council Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.'

9.8 A variation of Condition 6 has been sought on the same basis as that for Condition 4, which if approved will recognise the development and associated remediation measures will be completed in phases. Therefore any necessary verification of the remediation works may also be discharged in phases. It is proposed to vary this to:

'After completing the remediation works under Condition 2, 4, 5 and 7 and prior to occupation of the development for that phase, a Verification Report needs to be submitted in writing and agreed with the Belfast City Council Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken for that phase, and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.'

9.9 Currently Condition 8 of LA04/2018/1832/F reads as follows:

'All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 05/C bearing BCC date stamp 15/02/19, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments.'

9.10 The previously approved landscaping plan, i.e. No 05/C bearing BCC date stamp 15/02/19, does not delineate each of the proposed phases. Therefore a new phased site plan has proposed, with legend aligned to the approved landscape plan, setting out the hard and soft landscaping within each phase. The residential element of Phases 2A and 2B are for social housing use, and there is the possibility that these could be handed over

to the Housing Association in phases and therefore the integrity of any landscaping completed, given the phased handover, would be compromised during the ongoing construction works. Therefore the agent has sought variation of Condition 8 to remove any requirement for all landscaping to be completed before the first occupation of the first residential unit in the development.

9.11 It is proposed to vary this to (changes are underlined):

'All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 05/C bearing BCC date stamp 15/02/19, shall be completed in accordance with these plans and phasing plan, Drawing No 026 (Rev A) and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following completion of each phase of the development.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments.'

9.12 Both DAERA Land and Groundwater Team and BCC Environmental Health responded to consultation with no objections to the proposed variations. Environmental Health's response notes that whilst they have no objection to the variation of Conditions 4, 6 and 8, the requirements of Condition 7 of LA04/2018/1832/F must be acknowledged in that an updated risk assessment is to be submitted and agreed in writing with the Planning Authority, prior to commencement of works under Phase 2A.

9.13 Contaminants of concern on the site include lead, arsenic, asbestos and polycyclic aromatic hydrocarbons (PAHs). Depending on the nature and proposed use of these landscaping areas, Environmental Health suggest additional testing, analysis and consideration against relevant screening values be completed if necessary to determine if remedial works are also required within these landscaped areas. This however is something that will be examined when assessing the discharge of Condition 2.

9.14 With regards to Condition 8, BCC Tree Officers have no objection to the proposed wording. BCC Environmental Health whilst having no objection to this note that it could have implications on the incorporation of required remedial measures within the approved development. Therefore, the verification report to be provided prior to the occupation of a particular phase must clearly demonstrate that all pollutant linkages affecting that phase have been successfully mitigated against, as well as considering the undeveloped phases of the site to ensure that no risk to human health is posed to the site end users.

9.15 The variation of conditions 4, 6 and 8 allow for a phased approach to the development of the site, subject to the successful discharge of Condition 2.

10.0 Conclusion

10.1 The proposal to vary conditions 4, 6 and 8 to allow the phasing of the development is considered reasonable. There are no technical objections to the application. Having regard to the planning policy context, the variation of conditions is considered acceptable.

10.2 The variation of conditions will create a new standalone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variations granted by this decision. Delegated authority is sought to approve this application and finalise the wording of the conditions.

Neighbour Notification Checked: Yes

RECOMMENDED CONDITIONS

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before 21st February 2024.

Reason: Time Limit.

2. The development hereby permitted shall not commence until a Detailed Remediation Strategy is submitted in writing and agreed with the Belfast City Council Planning Authority. This Strategy should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

Reason: Protection of environmental receptors to ensure the site is suitable for use.

3. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Belfast City Council Planning Authority. This Condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at <http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>. All works should be carried out in accordance with approved Piling Risk Assessment.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

4. No phase of the development hereby permitted shall not be occupied until the remediation measures as described in the Remediation Strategy, approved as per Condition 2, have been implemented for that phase and to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Belfast City Council Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. After completing the remediation works under Condition 2, 4, 5 and 7 and prior to occupation of the development for that phase, a Verification Report needs to be submitted in writing and agreed with the Belfast City Council Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken for that phase, and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use

7. Following site clearance as indicated on the Proposed Development Phasing Diagram (Drawing No. 12, date stamped 22/06/18), no works to 'Phase 2A' shall commence until the Council has received in writing and agreed suitable risk assessments and supporting site data have been provided which identify all unacceptable risks to human health in the area of the site occupied by the former St. Gemma's School building. The investigations should include but not be restricted to:

- Identification of all potential contaminant sources within the planning boundary,
- Site investigations and soil sampling to be designed and implemented in accordance with British Standard BS 10175:2011 Code of practice for investigation of potentially contaminated land sites to identify the contamination risks associated with the potentially contaminating activities which took place at the site.
- Risk assessment(s) in accordance with the guidance on Model Procedures for the Management of Land Contamination (CLR11) to identify all unacceptable risks to health and provide remedial criteria to be met through the remedial strategy.

Reason: Protection of sensitive receptors to ensure the site is suitable for end use.

8. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 05/C bearing BCC date stamp 15/02/19, shall be completed in accordance with these plans and phasing plan, Drawing No 026 (Rev A) and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following completion of each phase of the development.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

9. If within a period of 5 years from the date of the planting of any tree, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of Belfast City Council, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the maintenance of a high level of landscaping.

10. Details of the maintenance and management in perpetuity of the open space and landscaped areas, or other such arrangements agreeable to the Belfast City Council Planning Authority, shall be submitted, and approved in writing by the Council, prior to the occupation of the first dwelling hereby approved. The open space and landscaped areas shall be maintained and managed in accordance with these approved details.

Reason: To ensure successful establishment and maintenance of the open space and amenity areas in the interests of visual and residential amenity.

11. The Private Streets (Northern Ireland) Order 1980. The Department hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing No. 12 'Private Streets Determination Ardilea Street' bearing the Belfast City Council Planning date stamp 14/02/19 and DfI Roads determination stamp of 19/02/19 and Drawing No. 13 'Private Streets Determination Ardoyne Avenue' bearing the Belfast City Council Planning date stamp 14/02/19 and DfI Roads determination stamp of 19/02/19.

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

12. The development shall operate using hard surfaced areas constructed generally in accordance with the approved layout Drawing No. 05/C bearing the Belfast City Council Planning date stamp 15/02/19 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and servicing.

13. The access gradients to the dwellings shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

14. The development hereby permitted shall operate in accordance with the approved Travel Plan bearing the Belfast City Council Planning date stamp 22/06/18. This includes provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

15. The development hereby permitted shall operate in accordance with the Servicing Management Plan bearing the Belfast City Council Planning date stamp 22/06/18.

Reason: In the interests of road safety and the convenience of road users.

Signature(s)

Date:

ANNEX

Date Valid	11th September 2019
Date First Advertised	27th September 2019
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
1 Ardoyne Walk,Belfast,Antrim,BT14 7PP
The Owner/Occupier,
1 Havana Gardens,Belfast,Antrim,BT14 7QN
The Owner/Occupier,
1 Jamaica Road,Belfast,Antrim,BT14 7QW
The Owner/Occupier,
1 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
1 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
11 Ardoyne Place,Belfast,Antrim,BT14 7DS
The Owner/Occupier,
13 Ardoyne Place,Belfast,Antrim,BT14 7DS
The Owner/Occupier,
14-16 ,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
2 Ardoyne Walk,Belfast,Antrim,BT14 7PP
The Owner/Occupier,
2 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
2 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
22 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,
24 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,
26 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,
26 Ardilea Street,Belfast,Antrim,BT14 7DG
The Owner/Occupier,
28 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,
28 Ardilea Street,Belfast,Antrim,BT14 7DG
The Owner/Occupier,
3 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
3 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
30 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,

32 Ardilea Court,Belfast,Antrim,BT14 7DT
The Owner/Occupier,
4 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
5 Ardoyne Place,Belfast,Antrim,BT14 7DS
The Owner/Occupier,
5 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
5 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
6 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
7 Ardoyne Place,Belfast,Antrim,BT14 7DS
The Owner/Occupier,
7 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
7 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
8 St Gemmas Court,Belfast,Antrim,BT14 7BZ
The Owner/Occupier,
9 Ardoyne Place,Belfast,Antrim,BT14 7DS
The Owner/Occupier,
9 Rothsay Square,Belfast,Antrim,BT14 7BY
The Owner/Occupier,
Post Office,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 1,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 11,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 12,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 13,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 14,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 14a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 15,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 16,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 17,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 18,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 19,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 1a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA
The Owner/Occupier,
Unit 21,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA

The Owner/Occupier,
 Unit 27, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 28, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
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 Unit 29, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 3, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 30, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 4, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 5, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA
 The Owner/Occupier,
 Unit 6, Flax Centre, Ardoyne Avenue, Belfast, Antrim, BT14 7DA

Date of Last Neighbour Notification	23rd October 2019
Date of EIA Determination	N/A
ES Requested	No
Notification to Department (if relevant)	
Date of Notification to Department: N/A Response of Department: N/A	