

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 10 March 2020	
Application ID: LA04/2018/0022/F	
<p>Proposal: Community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 no. classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking</p>	<p>Location: Rossa Park Shaw's Road Belfast BT11 9QJ</p>
Referral Route: Major application, funded by Belfast City Council.	
Recommendation: Approval subject to conditions	
<p>Applicant Name and Address: Aidan Hamill (Secretary) O'Donovan Rossa GAC Rossa Park 84 Shaws Road Belfast BT11 9QJ</p>	<p>Agent Name and Address: AECOM Beechill House Beechill Road Belfast BT8 7RP</p>
<p>Executive Summary: This application seeks full permission for a Community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - The principle of the development of at this location; - Visual impacts of the proposal; - Impact on amenity / character of the area; - Impact on the natural environment; - Impact on transport and other infrastructure; - Flood risk from the proposal; - Impact on natural heritage. <p>Six objections were received raising the following issues (summarised):</p> <ul style="list-style-type: none"> - Impact on residential amenity through noise and disturbance; - Land ownership issue; 	

- Impact of traffic and parking on area and on adjacent businesses;
- Loss of light
- Loss of view of Belfast Hills
- Drainage issues
- Hours of operation
- Impact of floodlighting
- Concern that there will be a licenced premises

The site is within an existing playing field facility at Rossa Park, Shaw's Road, Belfast. The site is designated as an area of existing open space within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, and lands reserved for landscape, amenity or recreational use in the Belfast Urban Area Plan 2001 (BUAP).

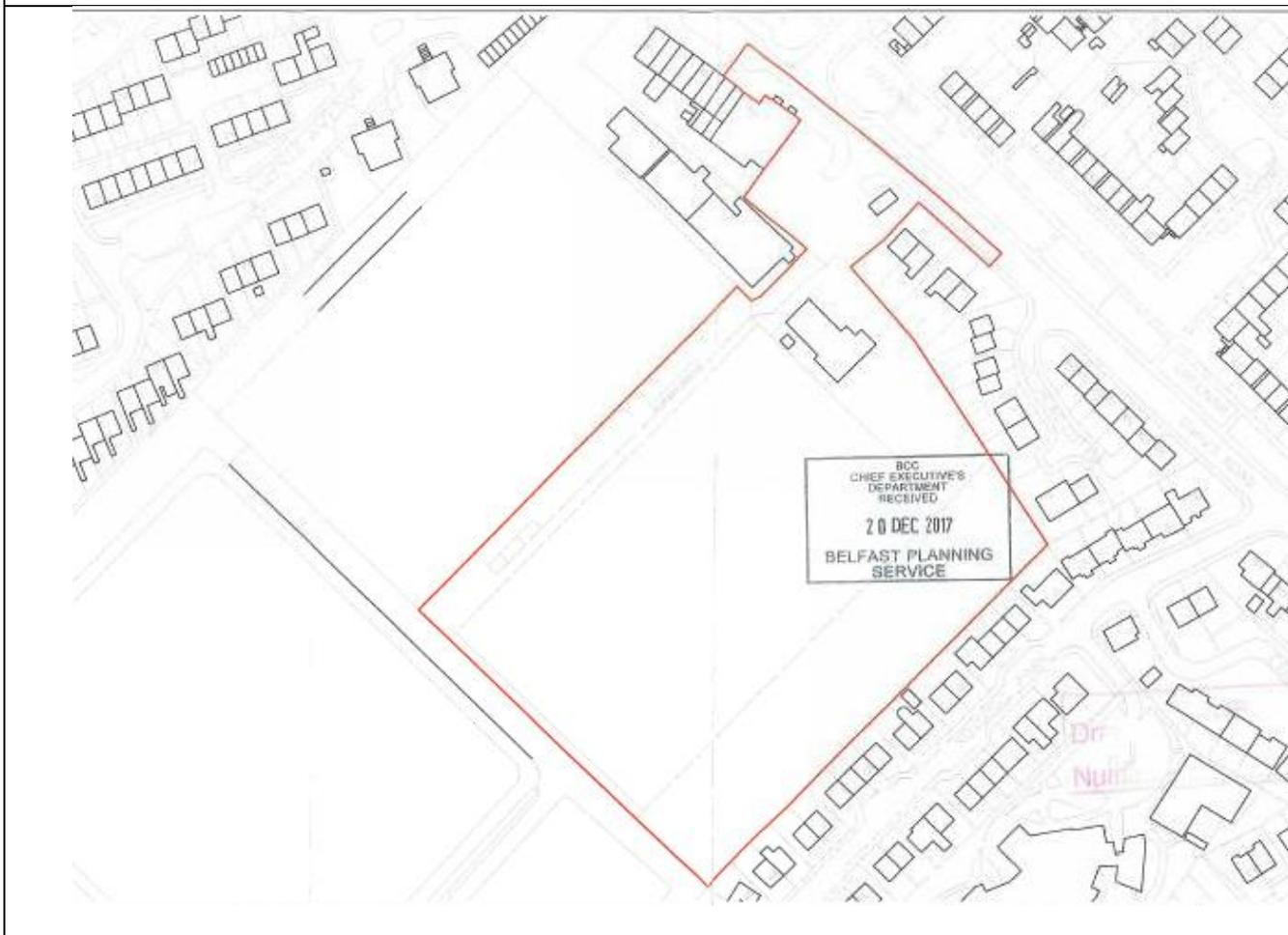
The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 8, and Planning Policy Statement 15.

BCC Environmental Health, DFI Roads Service, Northern Ireland Water Ltd, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit and DAERA Natural Environment Division have raised no objections and the proposal is considered acceptable subject to conditions.

Accordingly, it is recommended for approval subject to conditions and delegated authority is sought for the Director of Planning and Building Control to resolve any outstanding matters and finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	6
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

1.0 Description of Proposed Development

Community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 no. classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking.

2.0 Description of Site

The site is located within an existing playing field facility at Rossa Park, Shaw's Road, Belfast. The site comprises a grassed sports pitch, car parking area, a clubhouse building within the ground of the Club and a further single storey building and private car parking area (for the adjacent businesses) at the entrance to the site. The site is defined by fencing with areas of vegetation to the rear. Sarsfield GAA Club is sited adjacent to the site to the south west and St Paul's GAA Club is adjacent to the north west.

Residential development abuts the site to the north east (Hillhead Cottages) and south east (Rosgoill Park). These streets comprise a mix of residential buildings which are single and two storeys in height with associated garden areas. There are a number of businesses at the entrance to the site.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 There is relevant planning history on the site under application reference LA04/2018/2930/F for “Erection of a spectator stand (with 150 seats, 2 wheelchair spaces with associated access facilities)” which was approved permission on 07/03/19.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 2: Natural Heritage

4.4 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.5 Planning Policy Statement (PPS) 8: Open Space, Sport and Recreation

4.6 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees

5.1 DFI Roads Service – No objection subject to conditions

5.2 Northern Ireland Water Ltd – No objection

5.3 DFI Rivers Agency – No objection

5.4 DAERA Natural Environment Division – No objection

5.5 DAERA Regulation Unit – No objection subject to conditions

5.6 DAERA Water Management Unit – No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. Additional information/amendments have been received during the processing of the application in response to requests for clarification from consultees. Re-advertisement and re-notification of objectors and neighbours was undertaken in accordance with standard procedures following receipt. Six responses have been received.

7.2 Six objections were received raising the following issues (summarised):

- Impact on residential amenity through noise and disturbance;
- Land ownership dispute;
- Impact of traffic and parking on area and on adjacent businesses;
- Loss of light
- Loss of view of Belfast Hills
- Drainage issues
- Hours of operation
- Impact of floodlighting
- Concern that there will be a licenced premises

7.3 These issues will be considered through the report, however a number of these are not planning considerations and outside the remit of planning legislation and guidance, for example the loss of a particular mountain view from an objector’s home, and licencing provision. The proposal does not include a premises for the sale of food or drink for consumption on or off the premises. Details of current and proposed use, including details of proposed floodlighting were submitted for consideration on 26th November 2019.

8.0 Other Material Considerations

8.1 Development Control Advice Note 15 Vehicular Access Standards

9.0 Assessment

9.1 The key issues in the assessment of the proposal are as follows:

- The principle of the development of at this location;
- Visual impacts of the proposal;
- Impact on amenity / character of the area;
- Impact on the natural environment;
- Impact on transport and other infrastructure;
- Flood risk from the proposal;
- Impact on natural heritage.

9.2 Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

9.3 The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS2, PPS3, and PPS 8 remain applicable under 'transitional arrangements'.

9.4 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 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.

9.5 The site is designated as an area of existing open space within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015, and lands reserved for landscape, amenity or recreational use within Belfast Urban Area Plan 2001 (BUAP). The proposed development is for a community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of a floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 no. classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking. The proposal is considered to comply with both development plans.

9.6 PPS8 sets out regional policy for open space and recreation. Policy OS1 refers to the protection of open space, Policy OS4 relates to intensive sports facilities, stipulating 5 criteria with which proposals must accord. Policy OS7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy. Paragraphs 6.199 - 6.213 relate to open space. Paragraph 6.213 sets out relevant planning considerations including: location, design, hours of operation, noise, impact upon visual and residential amenity, access and links to public transport; floodlighting; landscaping, public safety (including road safety); nature conservation, biodiversity, archaeology or built heritage. No conflict arises between PPS8 and SPPS policies.

9.7 PPS2 Natural Heritage is relevant to the proposal given the site is an existing area of open space with grass and some trees. Policy NH2 relates to protected species, whilst Policy NH5 relates to habitats, species or features of natural heritage importance. Natural Heritage in the SPPS is set out at pages 80 – 85. Policy requirements essentially repeat the provisions of PPS2 and accordingly no conflict arises.

9.8 PPS3 refers roads, access and parking considerations and is a material consideration in that any proposals must make necessary provisions for such matters. Car parking and servicing requirements are set out at Policy AMP7, with design considerations set out at AMP9. Transportation considerations in the SPPS are set out at pages 106-110. Policy requirements essentially repeat the provisions of PPS3 and accordingly no conflict arises.

9.9 The principle of the development of at this location

The proposal is for a community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 no. classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking. Given the proposal retains recreational use it is considered in accordance with the requirements of Policy OS1. As the proposal replaces an existing pitch plus 2 new MUGA pitches there will be an increase in open space/recreational area within the site. Access is proposed through the privately owned car park to the front of the site with upgraded visibility splays required. An objection was received from an adjacent landowner stating that the red line of the proposed site shows an incursion onto their land ownership. A planning application can be made on land outside the applicant's ownership provided notice is served on the landowner. The objection was forwarded to the applicant and the applicant subsequently served notice on the adjoin landowner and an amended P1 form was submitted to reflect this. This meets planning requirements. It is considered that the proposals, which will provide enhanced recreational facilities, are on balance acceptable.

9.10 Visual impacts of the proposal

Policy OS4 of PPS8 requires that buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment.

9.11 The 3G pitch and MUGAs would have a negligible visual impact on the locality. Public views of the surface would read as green space/playing surface. The associated fencing and in particular floodlights would have a greater visual impact. However, public views of such structures would largely be limited to near distance views from Rosgoill Park and Hillhead Cottages. A large number of new trees are proposed on both of these boundaries however which will aid integration. The community hub and pre nursery structures would have no greater visual impacts than the existing building on site. All buildings and structures are of a scale and character that would be reasonably expected at a sports facility. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. On balance, the proposal would not result in adverse visual impacts.

The proposals include the erection of 2.5m high wooden noise barriers adjacent to the southern boundary of the site. The applicant has submitted elevations and cross-sections which demonstrate that there will be no adverse visual impact on residential amenity. It is proposed that the barriers are set back from the site boundary behind peripheral landscaping and on this basis they will not appear visually dominant from the rear gardens of dwellings adjoining the site. It is proposed that include a planning condition requiring that the noise barrier is painted green to minimise its visual impact.

9.12 Impact on amenity / character of the area

The application has attracted objections on grounds that the proposal would detrimentally impact amenity due to noise and light disturbance. Policies OS4 and OS7 of PPS8 require consideration of these issues. Policy OS4 requiring proposals to ensure there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.

9.13 In assessing these impacts, Environmental Health (EH) has been consulted with noise and lighting assessments submitted by the applicant. At the time of writing, a formal response from EH is outstanding, however, we have received an informal response. In relation to floodlights, EH has no objection subject to conditions preventing the operation of the floodlights after 10pm and that the applicant submits a verification report to demonstrate that the vertical lux levels are in compliance with guidance published by the Institute of Lighting Professionals (ILP). With regard to noise, EH has informally indicated that it would require by condition that the noise mitigation barriers are installed and a verification report submitted to confirm that it is installed in line with the submitted details. EH is concerned by potential noise levels at the site especially as the improvements allow the facilities to be used for extended times with the introduction of floodlighting and artificial surfaces. Accordingly, EH has advised that even with the noise barriers in place it requires conditions to limit the hours of use of the facilities. The 3G pitch shall only operate between 0800 – 2130 Monday – Friday and 0900-2130 at weekends; the Ball Wall and MUGAs shall only operate between 0900-1900 Monday-Friday and 1000-1900 at weekends. The formal EH response is awaited and the applicant has not had the opportunity to consider the proposed conditions. Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of the hours of use conditions.

9.14 Impact on the natural environment

Policy OS4 requires that there is no adverse impact on features of importance to nature conservation, archaeology or built heritage. The site is not located within a Conservation Area, Area of Townscape Character, or within an area of archaeological interest. The existing building on the site was initially assessed as having potential to host roosting bats. However further surveys found no evidence of roosting bats within the building and overall bat activity across the site was low. Whilst acknowledging receipt of the Preliminary Ecological Appraisal, Bat Emergence and Activity Survey and the Floodlighting Assessment, NED stated they had no concerns regarding the proposed development having a significant impact on bats and other natural heritage interests.

9.15 NED were subsequently re-consulted due to concerns that Japanese Knotweed may be present on the site. They stated as the application site does not comprise any priority habitats, nor is it hydrologically connected to any designated sites, it considers if Japanese Knotweed is present on site it is unlikely to significantly impact any natural heritage interests. If the application is approved, an informative would be attached to the decision notice highlighting procedures for dealing with this invasive species if found on the site.

9.16 Flood Risk

Policy OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15. A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NI Water in relation to these matters. Both consultees are satisfied with the mitigation measures proposed and it is therefore considered that the proposal complies with policy and acceptable drainage and flood risk protections measures are proposed.

9.17 Other environmental matters

NIEA cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.

9.18 A Preliminary Risk Assessment was submitted relating to the risk of contaminated land on the site. BCC Environmental Health were satisfied with the findings of this.

9.19 Pre-Community Consultation

For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.

9.20 Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. LA04/2017/1854/PAN was submitted to the Council on 02/08/17 and was deemed to be acceptable on 16/08/17. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.

9.21 Conclusion

The proposal is considered to be in compliance with the development plan.

9.22 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Should members agree with the recommendation to approve, delegated authority is requested for the Director of Planning and Building Control to finalize the wording of conditions.

10.0 **Summary of Recommendation:** Approval with conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The development hereby permitted shall not become operational until the vehicular access has been constructed in accordance with the approved access Drawing No. No. 16 Proposed Access Plan published by the Belfast City Council Planning Office on 05 September 2018. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway 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.

3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No 16 Proposed Access Plan published by the Belfast City Council Planning Office on 05 September 2018 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 manoeuvring within the site.

4. A minimum of 12 No. cycle parking spaces shall be provided and permanently retained close to the accesses to the proposed development for use by visitors to the development.

Reason: to encourage the use of alternative modes of transport for development

5. The development hereby permitted shall operate in accordance with the approved Travel Plan Framework published by the Belfast City Council Planning Office on 05 September 2018. This will include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures to encourage sustainable travel by staff and visitors, to be agreed by DfI Roads.

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

6. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 7 will apply.

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

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

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

8. After completing all remediation works under Condition 6 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the 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 work 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. Notwithstanding the submitted details, prior to operation of the hereby approved facilities, the noise barrier shall be painted green in colour or as may be agreed in writing with the Council.

Reason: In the interest of visual amenity.

ANNEX

Date Valid	11th January 2018
Date First Advertised	26th January 2018
Date Last Advertised	7th February 2020

Details of Neighbour Notification (all addresses)

1 - 8 Shaws Road, Hillhead Cottages,Belfast,Antrim,BT11 9PQ,
10 - 48 Rosgoill Park,Belfast,Antrim,BT11 9QS,
2 Shaws Road, Hillhead Cottages,Belfast,Antrim,BT11 9PQ,
249, Lisburn Road, Belfast, Malone Lower, Antrim, Northern Ireland, BT9 7EN
3 Malone Park, Belfast, Antrim, Northern Ireland, BT9 6NH
4, Hillhead Cottages, Belfast, Antrim, Northern Ireland, BT11 9PQ
52 – 61 Greenan,Belfast,Antrim,BT11 8LX,
74a ,Shaws Road,Belfast,Antrim,BT11 9QJ,
74b ,Shaws Road,Belfast,Antrim,BT11 9QJ,
76 Shaws Road,Belfast,Antrim,BT11 9QJ,
76a ,Shaws Road,Belfast,Antrim,BT11 9QJ,
82- 94 Shaws Road,Belfast,Antrim,BT11 9QR,
St Pauls Gaa Club,98a ,Shaws Road,Belfast,Antrim,BT11 9QR,

Date of Last Neighbour Notification	30/01/20
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Planning History

Ref ID: LA04/2018/2930/F

Proposal: Erection of a spectator stand (with 150 seats, 2 wheelchair spaces with associated access facilities)

Address: O'Donovan GAC, Rossa Park, 76 Shaw's Road, Belfast, BT11 9QJ.,

Decision: PG

Decision Date: 08.03.2019

Ref ID: LA04/2017/1109/PAN

Proposal: Community Hub, Pre-nursery Building, grass Gaelic Pitch, 3G pitch, 2no floodlit MUGAs, small outdoor play area, landscaping and associated car parking

Address: Rossa Park, Shaws Road, Belfast, BT11 9QJ,

Decision: PANACC

Decision Date:

Ref ID: LA04/2018/0022/F

Proposal: Community, cultural and sporting hub for the Upper Andersonstown area incorporating; a community hub building accommodating a multi-functional hall, handball court, fitness suite, health and well-being suite and associated ancillary accommodation. Replacement of floodlit grass pitch with floodlit synthetic pitch. Two floodlit multi-use games areas. Pre-nursery building housing 1 no.classroom and a small outdoor play area, landscaping and a new footpath link from the Shaw's Road, noise barriers and associated car parking

Address: Rossa Park, Shaw's Road, Belfast, BT11 9QJ,

Decision:
Decision Date:

Ref ID: LA04/2017/1224/PAN

Proposal: New Community, cultural and sporting hub for the Upper Andersonstown Area, incorporating:

Community hub building accommodating a multi-functional hall, handball court, fitness and well-being suites, and associated ancillary accommodation:

Pre-nursery building housing two no classrooms and ancillary accommodation

Replacement of a full size floodlit Gaelic football grass pitch, with a 3G pitch of the same size

Two no floodlit multi-use games (MUGAs)

A small outdoor play area adjacent to the nursery

Landscaping, a new footpath link from Shaws Road and associated car parking

Address: Rossa Park, Shaws Road, Belfast, BT11 9QJ,

Decision: PANACC

Decision Date:

Ref ID: LA04/2017/1854/PAN

Proposal: New community, cultural and sporting hub for the Upper Andersonstown Area, incorporating:

1. Community hub building accommodating a multi-functional hall, handball court, fitness and well-being suites, and associated ancillary accommodation;
2. Pre nursery building housing two No. classrooms and associated ancillary accommodation.
3. Replacement of a full size floodlit Gaelic football pitch, with a 3G pitch of the same size;
4. Two No. floodlight multi-use games areas (MUGAs);
5. A small outdoor play area adjacent to the nursery.
6. Landscaping, a new footpath link from Shaws Road and associated car parking.

The site area is 2.37ha.

Address: Rossa Park, Shaws Road, Belfast, BT11 9QJ,

Decision: PANACC

Decision Date:

Ref ID: LA04/2019/2943/F

Proposal: Fence and gates.

Address: 94 Shaws Road, Belfast, BT11 9PR.,

Decision:

Decision Date:

Ref ID: Z/2013/0073/F

Proposal: Environmental improvement scheme to include shop frontage upgrade, resurfacing, rationalising parking, boundary treatments, soft planting and lighting.

Address: 78-94 Shaws Road, Belfast, BT11,

Decision: PG

Decision Date: 17.01.2014

Ref ID: Z/1998/2573

Proposal: Single storey extension to side and rear of existing dwelling.

Address: 20 ROSGOILL PARK, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1986/2325

Proposal: Erection of detached house with integral garage

Address: SITE 2, SHAWS ROAD DEVELOPMENT, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1996/2659

Proposal: Construction of 19 dwellings and associated external works

Address: 1-8 HILLHEAD COTTAGES SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1997/2276

Proposal: Change of house type to 1 of 19 dwellings approved under Z/96/2659

Address: 1-8 HILLHEAD COTTAGES, SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: LA04/2015/0031/F

Proposal: A single storey extension to the rear to provide a bedroom, shower room and lobby

Address: 76 Shaw's Road, Belfast, BT11 9QJ,

Decision: PG

Decision Date: 23.06.2015

Ref ID: Z/1999/2376

Proposal: Erection of team changing rooms and addition of exit lobby to existing clubroom.

Address: ST PAULS GAC, SHAWS ROAD, BELFAST, BT11

Decision:

Decision Date:

Ref ID: Z/2003/1205/F

Proposal: Extension to existing shop and storage area.

Address: Hillhead Shopping Centre, Shaws Road, Belfast, BT11

Decision:

Decision Date: 07.01.2004

Ref ID: Z/2006/0667/F

Proposal: Development comprising 9 no. retail units, 10 no. office units and 35 no. apartment units over 5 floors plus semi basement (amended scheme).

Address: 78-81 Shaws Road, Belfast, BT11 9PS

Decision:

Decision Date: 28.05.2008

Ref ID: Z/1991/2952

Proposal: Extension and alterations to bookmakers premises

Address: 94 SHAWS ROAD BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1998/2085

Proposal: Change of part of existing ground floor retail unit to hot food carryout.

Address: UNIT 2, HILLHEAD SHOPPING CENTRE, SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/2002/1773/F

Proposal: Extension to existing shop & storage area

Address: Shaws Road Hill Head Shopping Centre Belfast

Decision:

Decision Date: 10.09.2002

Ref ID: Z/1976/0342

Proposal: ERECTION OF PUBLIC HOUSE

Address: SHAWS ROAD

Decision:

Decision Date:

Ref ID: Z/1985/0796

Proposal: ERECTION OF TAXI OFFICE

Address: VACENT SITE AT HILLHEAD SHOPPING COMPLEX, SHAWS ROAD

Decision:

Decision Date:

Ref ID: Z/1991/2683

Proposal: Change of use from store to taxi booking office

Address: UNIT 1A BROOKE PARK SHOPPING CENTRE BROOKE PARK, BELFAST BT10

Decision:

Decision Date:

Ref ID: Z/1995/2115

Proposal: Subdivision of existing taxi depot to create taxi depot and hot food carryout

Address: 1A HILLHEAD SHOPPING CENTRE SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1986/1561

Proposal: TAXI OFFICE

Address: HILLHEAD SHOPPING COMPLEX SITE, SHAWS ROAD, BT11

Decision:

Decision Date:

Ref ID: Z/1998/2601

Proposal: Extension to taxi depot office

Address: 98C SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1995/2240

Proposal: Display of illuminated signage

Address: 1A HILLHEAD SHOPPING CENTRE, SHAWS ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1994/2394

Proposal: Construction of 2 dwellings

Address: LAND TO THE SIDE OF 8 HILLHEAD COTTAGES SHAWS ROAD BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1974/0965

Proposal: ERECTION OF CLUB HOUSE AND DRESSING ROOMS

Address: STEWARTSTOWN PARK (SPORTS GROUND)

Decision:

Decision Date:

Ref ID: Z/2000/0465/F

Proposal: 2 No.40 metre long by 10.8 metre high nets to provide ball stops at existing playing fields.

Address: 25A Stewartstown Avenue, Belfast

Decision:

Decision Date: 09.06.2000

Ref ID: Z/1986/1310

Proposal: HOUSING DEVELOPMENT

Address: SHAWS ROAD, LAND APPROX 100 METRES TO REAR OF HILLHEAD AVENUE, BT11

Decision:

Decision Date:

Ref ID: Z/1985/1577

Proposal: CONSTRUCTION OF NEW HOUSING DEVELOPMENT

Address: SHAWS ROAD

Decision:

Decision Date:

Ref ID: Z/1990/2764

Proposal: Erection of 2 storey dwelling

Address: SITE ADJACENT TO NO 12 ROSGOILL SHAWS ROAD BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1988/3336

Proposal: Erection of 2 storey block of 8 apartments

Address: SHAWS ROAD HOUSING DEVELOPMENT (TO REAR OF HILLHEAD COTTAGE)
BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/1987/0456

Proposal: Housing Development (Phase 2)

Address: SHAWS ROAD BELFAST

Decision:

Decision Date:

Ref ID: Z/2004/1167/F

Proposal: New detached garage

Address: 44 Rosgoill Park, Belfast, BT11 9QS

Decision:

Decision Date: 09.07.2004

Ref ID: Z/2006/1363/F

Proposal: First floor extension to side of dwelling.

Address: 36 Rosgoill Park, Ballymoney, Belfast, Northern Ireland, BT11 9QS

Decision:

Decision Date: 07.08.2006

Ref ID: Z/2005/0068/F

Proposal: Erection of single-storey extension to front of existing dwelling (amended description).

Address: 26 Rosgoill Park, Belfast. BT11 9QS

Decision:

Decision Date: 11.03.2005

Ref ID: Z/2002/2315/F

Proposal: Sun room to rear of dwelling.

Address: 26 Rosgoill Park Belfast BT11 9QB

Decision:

Decision Date: 30.01.2003

Ref ID: Z/2014/1254/F

Proposal: Single storey extension to the rear of dwelling.

Address: 74A Shaw's Road, Belfast, BT11 9QJ,

Decision: PG

Decision Date: 27.11.2014

Ref ID: Z/2014/0177/F

Proposal: Single storey extension to rear and alterations to front elevation

Address: 44 Rosgoill Park, Belfast, BT11 9QU,

Decision: PG

Decision Date: 15.05.2014

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A