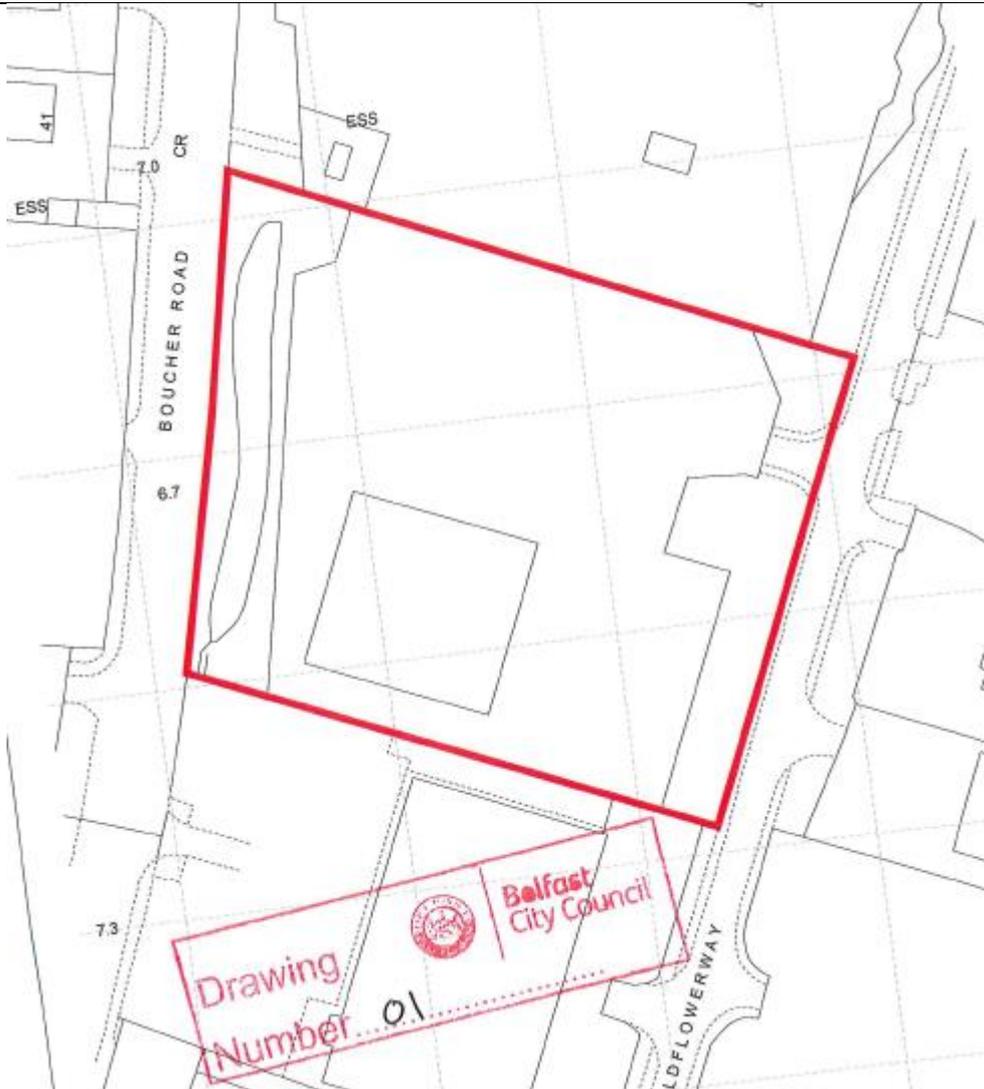


Development Management Officer Report Committee Application

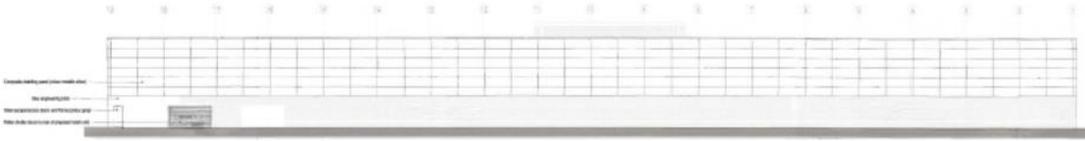
Summary	
Committee Decision Date: 19 May 2020	
Application ID: LA04/2019/1782/F	
Proposal: Demolition of buildings and clearing of site for a retail warehouse building, associated car parking and accesses.	Location: 15 Wildflower Way, Boucher Road, Belfast, BT12 6TA.
Referral Route: Major Application	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Alterity Developments Limited 4 Annadale Avenue Belfast BT7 3JH	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
<p>Executive Summary: This application seeks full permission for the demolition of buildings and clearing of site for a retail warehouse building, associated car parking and accesses, at 15 Wildflower Way, Boucher Road, Belfast.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - principle of demolition - principle of use - design - access, movement, parking and transportation, including road safety - impact on built heritage - flood risk - other environmental matters <p>The majority of the site displays an existing manufacturing building with associated parking, as well as a car and van rental business is a small area of the site. The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).</p> <p>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), PPS3, PPS6, and PPS15.</p> <p>All statutory and non-statutory consultees have raised no issues of concern and the proposal is considered acceptable. At the time of writing the response from the BCC Tree Officer is outstanding.</p> <p>Accordingly, it is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.</p>	

Case Officer Report

Site Location Plan



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



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 Demolition of buildings and clearing of site for a retail warehouse building; associated car parking and accesses.</p> <p>2.0 Description of Site The site is located at 15 Wildflower Way, Boucher Road, Belfast. The site is currently divided into two separate businesses, a large manufacturing facility with associated car parking which occupies the majority of the site, and a small car & van rental business with associated valet area, in the western part of the site. Boucher Road runs along the west of the site, with Wildflower Way running along the east. It is rectangular in shape and the topography is relatively flat. The site boundaries are defined by a mixture of paladin fencing and trees. The main access is from Wildflower Way with a second one from the Boucher Road. These relate to the separate businesses. The site is surrounded by a number of retail parks namely Shane Retail Park, Boucher Retail Park, Balmoral Plaza, Boucher Square, as well as number of car showrooms. The site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP).</p>	
Planning Assessment of Policy and Other Material Considerations	
<p>3.0 Site History</p> <p>3.1 There is relevant planning history on the site under application reference Z/2008/1908/F for "Demolition of buildings and erection of 4no. retail warehouses, associated landscaping, car parking and servicing; customer access from Boucher Road, service access from Wildflower Way" which was approved on 04/11/10. There is also relevant planning history under reference Z/2008/2121/F for "Demolition of buildings and erection of 2 no. retail warehouses, 1 no. food store, associated car parking and servicing with customer access from Boucher Road and service access from Wildflower Way" which was granted permission on 05/11/10.</p>	

3.2 There is also history on the western part of the site under Z/2015/0087/F for “Change of use to a car lot for the sale and display of motor vehicles” which was approved on 02/11/15. LA04/2015/0188/F was approved on the same area of the site on 01/02/16 for “Erection of building for the retail sale of bicycles and associated equipment, clothing and accessories”

3.3 Since this proposal falls under the category of Major Development, Pre Application Community Consultation was carried out under the planning reference LA04/2018/2507/PAN.

4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001 (BUAP)

4.2 (Draft) Belfast Metropolitan Area Plan (BMAP) 2004

4.3 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015

4.4 Strategic Planning Policy Statement (SPPS)

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

4.6 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

4.7 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 HED Historic Monuments – No objection

5.4 DFI Rivers Agency – No objection subject to conditions

5.5 DAERA Water Management Unit – No objection

5.6 DAERA Regulation Unit – No objection subject to conditions

5.7 DAERA Natural Environment Division – No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC LDP Team – No objection subject to conditions

6.3 BCC Tree Officer – awaiting response

7.0 Representations

The application has been neighbour notified and advertised in the local press. No representations were received.

8.0 Other Material Considerations

8.1 Parking Standards

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. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remained contentious). The site is unzoned as designated within the Belfast Urban Area Plan 2001 (BUAP). Draft BMAP 2004 zoned this land as an area of existing employment and industry however after the BMAP public inquiry the zoning was changed to white land, and therefore the site is unzoned as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015.

9.2 The proposed development is for the demolition of buildings and clearing of site for a retail warehouse building; associated car parking and accesses.

9.3 The key issues are:

- principle of demolition
- principle of use
- design
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- other environmental matters

9.4 Principle of Demolition

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP unlawfully adopted. The buildings are not listed nor within a conservation area, nor area of townscape character, therefore permission is not required for their demolition.

9.5 Principle of Use

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted, however it is outside the boundary of the city centre. Paras 6.272 - 6.283 of the SPPS provides the context for Town Centres and Retailing. Part 9 regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states: 'during the transitional period a departmental development plan shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area'.

9.6 The proposal comprises a gross retail floor area of 4500 sqm on the ground floor and a 900sqm mezzanine floor above. Therefore since the proposal is above the threshold of 1000 sqm external floorspace as detailed within para 6.283 of the SPPS a Retail Impact Report, dated June 2019, was submitted. An Alternative Site Assessment as per para 6.280 was submitted also dated June 2019.

9.7 Both reports were forwarded to the retail team within the Local Development Plan Team for comment. Their response dated 27 January 2020 noted that with regard to the overall methodology used by the applicant for assessing the retail impact of the proposal there were slight differences between the Council's assumptions and those of the applicant in relation to defined catchment and associated populations. They were not considered to be significant however in the assessment of the proposal's retail impact. In determining the amount of available spend on comparison goods within the catchment the Council has relied on the NISRA population growth figures as opposed to the higher Local Development Plan figures quoted by the applicant. Again the divergence between both sets of figures was not considered to be significant given the nature of the proposal.

9.8 Overall the LDP Team considered that the proposal would not significantly impact on Belfast City Centre or other protected centres. It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area.

9.9 Following analysis of Pragma's Alternative Site Assessment and further research carried out by Development Plan and Policy Team they concluded there were no sequentially preferable sites within the proposal's catchment that are considered suitable, available and viable. On this basis the Development Plan and Policy Unit would offer no objections subject to a number of conditions. The proposed use is therefore acceptable at this location, subject to the consideration and resolution of planning and environmental matters.

9.10 Part of the site is occupied by an existing manufacturing building (Class B2) and accordingly Policy PED7 (Retention of Zoned Land and Economic Development Uses) of PPS4, 'Planning and Economic Development', is a material consideration. The proposal involves the loss of a manufacturing premises to a retail warehouse. This is contrary to Policy PED7. However, this area is characterised by a variety of non-employment and sui generis uses, including existing retail warehouses. Indeed, the area was zoned as Employment land in draft BMAP but following consideration of objections to the proposed zoning at the BMAP Public Inquiry the zoning was removed in recognition of the existence of non-employment and sui generis uses in the area. The LDP team has also advised that an analysis of the employment monitor has identified approximately 90,000 sq. metres of land suitable for employment use, assuming the best practice standard of 40% building to plot ratio, within a 3km distance (30 minute walk) of the application site. Taking into account these material considerations, the proposed retail warehouse is considered on balance acceptable at this location.

9.11 Design

The proposed retail warehouse is positioned to the rear of the site with car parking to the front. It measures 49.6m width, 9.6m height and 101m in length and has a flat roof. The building is of a modern design using external materials such as laminated panel cladding, and composite panel cladding to the front, with the same to the rear and sides as well as blue engineering brick to the ground floor. All panel cladding is proposed in varying shades of grey. The front entrance displays a raised canopy and glazed walling system with integrated glazed doors. The massing and design are considered acceptable for the site and for the area which is characterised by a variety of building types and elevation treatment.

9.12 A landscaping plan has also been proposed which will visually soften the site. This includes heavy standard trees on all boundaries, as well as interspersed throughout the car park. This will be accompanied by some hedging and ornamental shrubs.

9.13 Access, Movement, Parking and Transportation

The proposed building is sited to the rear of the site (east) with car parking to the front (west). The overall entrance details do not vary hugely from those of the existing site with the main access to be the existing access from Boucher Road. The existing access to the rear will be used as the exit for servicing, and a new access will be constructed for the servicing entrance. Parking is reconfigured to the front providing a total of 216 parking spaces, 13 of which are disabled spaces. This allocation is 54 spaces less however than what is recommended within Parking Standards for this use, however DfI Roads Service did not raise this as an issue. Lorry spacing bays are not shown however there is a dedicated servicing bay to the rear where lorries can enter, park and exit safely.

9.14 DfI Roads Service are the authoritative body on road safety and transport issues and following consultation on the proposal, which included a Transport Assessment Form and Service Yard Management Plan, they responded with no objections should approval be granted. The proposal is considered acceptable when assessed against PPS3 and Parking Standards.

9.15 Impact on Built Heritage

The application site is located within the vicinity of an archaeological site (ANT 061: 008), therefore HED Historic Monuments were consulted. They have no objection to the proposal and therefore the proposal complies with PPS6.

9.16 Flood Risk

DfI Rivers Agency considered a submitted Drainage Assessment, and two subsequent revised Drainage Assessments. They advised that whilst they had no reason to disagree with its conclusions, it indicates that it is proposing to attenuate more than the 30 year event in the drainage network. The proposal complies with FLD 3 of PPS15 subject to conditioning a final drainage assessment containing a detailed drainage network design and compliant with Annex D

of PPS 15 including a maintenance regime to be submitted to, and agreed in writing by, the Planning Authority prior to commencement of development.

9.17 Other environmental matters

A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted, as well as subsequent updated versions, relating to the risk of contaminated land on the site. The most recent, dated March 2020, summarised previous investigations and assessments completed on the site incorporating an additional groundwater sample and ground gas monitoring completed at one existing borehole on site. Whilst DAERA Regulation Unit responded with no objection to the proposal subject to certain conditions, BCC Environmental Health raised a number of issues.

9.18 The latest report submitted described how the presence of asbestos in shallow soils was identified on the site, which needs to be considered in relation to the areas of landscaping on the site. The report failed to address comments previously raised by Environmental Health however regarding the site's historical classification as Characteristic Situation 3 (CS3) with regards to ground gas. Internal discussions with the Agent confirmed that the applicant is content to provide a Detailed Remediation Strategy demonstrating appropriate gas protection measures commensurate with a CS3 classification of the site, applicable to the proposed development type. This Strategy will also present the mitigation measures appropriate to address any potential exposure to the asbestos identified in shallow soils, along with further details on the proposed future minimal landscaping provision and the suitability of materials to be applied in its construction. The submission of this shall be conditioned as part of the planning approval should the development be granted.

9.19 The proposed development is to be located close to the M1 Motorway / A12 Westlink corridor Air Quality Management Area that has been declared for exceedances of the annual mean objective for nitrogen dioxide (NO₂). An Air Quality Assessment, and subsequent updated AQA, were submitted. They demonstrated that exceedances of the Air Quality Objectives are not expected at the modelled receptor locations. Moreover, predicted changes in traffic flows as a result of the proposed development are considered to have a 'negligible' impact on nitrogen dioxide and particulate matter concentrations in the local area. The potential effects of dust emissions associated with the construction phase of the proposed development was also looked at within the evidence submitted. BCC Environmental Health raised no objection to the proposal in relation to air quality, subject to conditioning the implementation of the dust management measures detailed within Chapter 7 of the Air Quality Assessment, Wildflower Way, Belfast, BT12 6TA, WYG (December 2019).

9.20 Conclusion

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

9.21 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. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

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

Neighbour Notification Checked: Yes

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 gross floor space of the retail unit hereby approved shall not exceed 5400 square metres. The net sales floor space of the retail unit hereby permitted shall not exceed 4320 square metres when measured internally.

Reason: To enable the Council to retain control of the scale of development on the site.

3. The retail floor-space, hereby approved, shall be used only for the retail and ancillary storage of bulky durable goods of the items listed hereunder and for no other purpose, including any other purpose in Part A, Class A1 of the Schedule of The Planning (Use Classes) Order (Northern Ireland) 2015:-
 - (a) DIY materials, products and equipment;
 - (b) Garden materials, plants, and equipment;
 - (c) Furniture and soft furnishings, Carpets and floor coverings and electrical goods;
 - (d) Cycles, cycle accessories, safety equipment and ancillary cycle repairs;
 - (e) Such other items as may be determined in writing by the Council as generally falling within the category of 'bulky goods'.

Reason: To enable the Council to control the nature, range and scale of retailing activity so as not to prejudice the continued vitality and viability of existing retail centres in line with retail planning policy.

4. No internal operations increasing the floorspace available for retail use, including the installation of mezzanine floors (other than that hereby permitted and indicated on the approved plans), shall be carried out without the prior consent of the Local Planning Authority.

Reason: To enable the Council to retain control over the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.

5. The retail unit hereby approved shall not be subdivided or otherwise modified to create additional units without the consent of the Local Planning Authority in writing.

Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location so as not to prejudice the continued and future vitality and viability of existing centres.

6. No goods, merchandise or other material shall be stationed or displayed on or about the forecourt of the retail unit hereby permitted.

Reason: To safeguard the visual appearance and amenity of the area.

7. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 which must include a maintenance regime to be submitted to the Planning Authority for its consideration and approval.

Reason -To safeguard against flood risk to the development and elsewhere

8. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and parking areas have been provided and permanently marked in accordance with Drawing No. 100-03, Revision D, published on the Planning Portal 4th September 2019, to provide for parking 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 in connection with the approved development.

Reason - To ensure that adequate provision has been made for parking within the site.

9. The vehicular access shall be constructed in accordance with Drawing No. 100-03, Revision D, published on the Planning Portal 4th September 2019.

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

10. 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 occupied 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.

11. The development hereby permitted shall not become operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

12. Access gates, if erected, shall not open out over the public road, verge or footway.

Reason: In the interest of pedestrian safety, road safety and convenience of road users.

13. The development hereby permitted shall operate in accordance with the approved Service Management Plan.

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

14. 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). Should contamination be identified the requirements of Condition 16 will apply.

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

15. Prior to operation of the development, the remediation measures as detailed in WYG Environment (WYG) 'Updated Preliminary & Generic Quantitative Risk Assessment' dated March 2020, report No: A116701 shall be fully implemented to the satisfaction of the Planning Authority. A verification report shall be submitted in writing and agreed with Planning Authority.

Reason: To ensure that the site is suitable for use.

16. If during the development works, new contamination and risks are encountered which has 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 Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.

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

17. After completing all required remediation works and prior to operation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. 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.

18. During the demolition and construction phases of the development, the dust management measures detailed within Chapter 7 of the Air Quality Assessment, Wildflower Way, Belfast, BT12 6TA, WYG (December 2019) shall be implemented.

Reason: In the interests of amenity and human health

19. Prior to commencement of construction, the applicant shall submit to and have approved in writing by the Planning Authority, a Detailed Remediation Strategy. This Strategy should follow best practice and must demonstrate how the pollutant linkages identified within the WYG Environmental (NI) Ltd report entitled 'Alterity Investments, 15 Wildflower Way, Boucher Road, Belfast, Updated Preliminary & Generic Quantitative Risk Assessment' (dated March 2020 and referenced A116701), and as amended within the email from Patrick Higgins, WYG, dated 6th May 2020 and referenced 'LA04/2019/1782/F, 15 Wildflower Way', are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

In particular, this Detailed Remediation Strategy must clearly outline the gas protection measures to be provided to development in line with its Characteristic Situation (CS) 3 classification. The Detailed Remediation Strategy must also consider the potential risk posed by asbestos in shallow soils and, if necessary, outline how any resulting pollutant linkage is to be broken. All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

20. In order to demonstrate that the required remedial measures have been incorporated within the proposal, prior to occupation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Detailed Remediation Strategy have been implemented and have broken the relevant pollutant linkages, and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

21. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

Signature(s):

Date:

ANNEX	
Date Valid	3rd September 2019
Date First Advertised	13th September 2019
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>1 Apollo Road,Belfast,Antrim,BT12 6HP 20 Wildflower Way,Belfast,Antrim,BT12 6TA 41 Boucher Road,Belfast,Antrim,BT12 6HR 47 Boucher Road,Belfast,Antrim,BT12 6HR 49 Boucher Road,Belfast,Antrim,BT12 6HR 6c ,Wildflower Way,Belfast,Antrim,BT12 6TA Ash Grove,30 Wildflower Way,Belfast,Antrim,BT12 6TA Units 1 - 3,22 Wildflower Way,Belfast,Antrim,BT12 6TA Unit 1 -3 ,Leslie Retail Park, Boucher Road,Belfast,Antrim,BT12 6HH</p>	
Date of Last Neighbour Notification	18th February 2020
Planning History	
<p>Ref ID: Z/2014/1480/A Proposal: Proposed 4 No. shop signs Address: Unit 1, Leslie Retail park, Boucher Road, Belfast, Decision: CG Decision Date: 01.07.2015</p>	
<p>Ref ID: LA04/2016/0788/DC Proposal: Discharge of condition on Z/2015/0087/F Address: Land between Boucher Road, and Wildflower Way, 14 Wildflower Way, Malone Lower, Belfast, BT12 6TA, Decision: AL Decision Date:</p>	
<p>Ref ID: Z/2008/2121/F Proposal: Demolition of buildings and erection of 2 no. retail warehouses, 1 no. food store, associated car parking and servicing with customer access from Boucher Road and service access from Wildflower Way. Address: Land between Boucher Road and Wildflower Way, 14 Wildflower Way, Malone Lower, Belfast, BT12 6TA Decision: Decision Date: 05.11.2010</p>	
<p>Ref ID: Z/2008/1908/F</p>	

Proposal: Demolition of buildings and erection of 4no. retail warehouses, associated landscaping, car parking and servicing; customer access from Boucher Road, service access from Wildflower Way.

Address: Lands between Boucher Road and 14 Wildflower Way, Belfast, BT12 6HR.

Decision:

Decision Date: 04.11.2010

Ref ID: Z/2014/0223/F

Proposal: Retrospective change of use from vacant site to car washing facility to include new storage container and proposed prefabricated profiled metal roof structure (Amended plans).

Address: Adjacent to Unit 1 Lesley Retail Park, Boucher Road, Belfast, BT12 6HH,

Decision: WITHDR

Decision Date: 11.07.2014

Ref ID: Z/2009/0977/A

Proposal: 1 no advertising hoarding (Amended proposal).

Address: Lands opposite 43 Boucher Road, Belfast, BT12 6HR.

Decision:

Decision Date: 22.09.2009

Ref ID: Z/2014/1507/A

Proposal: 2 No. self standing billboards

Address: Site opposite, 43 Boucher Road, Belfast, BT7,

Decision: CR

Decision Date: 05.03.2015

Ref ID: Z/2008/2516/A

Proposal: Proposed advertising hoardings - 6no 48-sheet and 1no 96-sheet free-standing signs.

Address: Land opposite 41-45 Boucher Road, Belfast

Decision:

Decision Date: 18.02.2009

Ref ID: Z/2010/0531/A

Proposal: Erection of 1 no advertising hoarding.

Address: Advertising Hoarding at lands opposite 43 Boucher Road, Belfast, BT12 6HR.

Decision:

Decision Date: 15.06.2010

Ref ID: Z/2009/1025/A

Proposal: 21 No PVC Banner signs mounted on existing fencing

Address: Land opposite 43,45 and 47 Boucher Road, Belfast

Decision:

Decision Date: 08.09.2009

Ref ID: LA04/2016/0924/DC

Proposal: Discharge of conditions 9 and 10.

Address: Land between 15 Wildflower Way and Boucher Road, Belfast,

Decision: AL

Decision Date:

Ref ID: Z/2011/1378/F

Proposal: Extension to existing electrical manufacturing premises and insertion of mezzanine floor

Address: 15 Wildflower Way, Belfast, BT12 6TA,

Decision: PG

Decision Date: 21.11.2012

Ref ID: Z/1994/0960

Proposal: Terrestrial microwave antenna installation

Address: HATHAWAY SYSTEMS LTD WILDFLOWER WAY BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2001/2817/F

Proposal: New access to staff car park from Boucher Road.

Address: Wildflower Way, Belfast, BT12 6HR

Decision:

Decision Date: 19.11.2002

Ref ID: Z/1996/0310

Proposal: Erection of retail unit (Outline Permission)

Address: SITE TO SOUTH SIDE OF HATHAWAY POWER STORE BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1996/0424

Proposal: Erection of Retail Warehouse Unit (Outline Permission)

Address: 34 BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1997/0498

Proposal: Erection of framework to support signage for approved retail warehouse.

Address: 34 BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2005/2148/F

Proposal: New glazing to front entrance for display purposes

Address: Unit 1, Lesley Retail Park, Boucher Road, Belfast, BT12 6HR

Decision:

Decision Date: 03.01.2006

Ref ID: Z/2000/2021/A

Proposal: Neon Sign ; Internal illuminated box.

Address: Unit 2, Lesley Park, Boucher Road, Belfast

Decision:

Decision Date: 10.11.2000

Ref ID: Z/1991/0110

Proposal: Construction of computer systems design, manufacture, maintenance and distribution facility

Address: WILDFLOWER WAY, ADELAIDE INDUSTRIAL ESTATE, BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1998/0868

Proposal: Erection of 1 no. shop sign and 2 no. directional signs

Address: UNIT 1 LESLEY RETAIL PARK BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2001/3287/A

Proposal: proposed non-illuminated mesh pictorial sign

Address: Halford's Superstore, Unit 3, Lesley Retail Park, Boucher Road, Belfast.

Decision:

Decision Date: 22.03.2002

Ref ID: Z/1996/0985

Proposal: Erection of 3 no. retail warehouse units (Amendment to Current Application)

Address: 34 BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1997/0091

Proposal: Porch extension to approved retail warehouse unit

Address: 34 BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1996/0787

Proposal: Erection of 3 no. retail warehouse units

Address: 34 BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1992/0611

Proposal: Extension to existing road and services

Address: ADELAIDE INDUSTRIAL ESTATE WILDFLOWER WAY BELFAST BT12

Decision:
Decision Date: 30.04.1993

Ref ID: Z/1985/1537
Proposal: PROPOSED PROVISION OF ACCESS ROAD SERVICES FOR INDUSTRIAL DEVELOPMENT
Address: ADELAIDE INDUSTRIAL ESTATE
Decision:
Decision Date:

Ref ID: Z/2011/0359/O
Proposal: Proposed small format convenience foodstore with associated parking, service area, access and general site works
Address: 47 Boucher Road, Belfast, BT12 6HR,
Decision:
Decision Date: 11.06.2012

Ref ID: Z/1989/0373
Proposal: Construction of advance factory with ancillary facilities
Address: ADELAIDE INDUSTRIAL ESTATE, OFF WILDFLOWER WAY BELFAST BT12
Decision:
Decision Date: 06.08.1989

Ref ID: LA04/2019/1782/F
Proposal: Demolition of buildings and clearing of site for a retail warehouse building, associated car parking and customer access from Boucher Road with service access from Wildflower Way.
Address: 15 Wildflower Way, Boucher Road, Belfast, BT12 6TA.,
Decision:
Decision Date:

Ref ID: LA04/2015/0144/RM
Proposal: Proposed relocation of office buildings and associated parking
Address: Site between Boucher Place and Blackstaff River, Belfast, Count Antrim,
Decision: PG
Decision Date: 08.02.2016

Ref ID: LA04/2015/0387/RM
Proposal: Proposed small format convenience foodstore with associated parking, service area, access and general siteworks
Address: 47 Boucher Road, Belfast, County Antrim, BT12 6HR,
Decision: PG
Decision Date: 21.10.2016

Ref ID: Z/2015/0087/F
Proposal: Change of use to a car lot for the sale and display of motor vehicles
Address: Land between Boucher Road and Wildflower Way, 14 Wildflower Way, Malone Lower, Belfast, BT12 6TA,

Decision: PG
Decision Date: 02.11.2015

Ref ID: LA04/2015/0188/F

Proposal: Erection of building for the retail sale of bicycles and associated equipment, clothing and accessories

Address: Land between, 15 Wildflower Way and, Boucher Road, Belfast,

Decision: PG

Decision Date: 01.02.2016

Ref ID: Z/1992/0723

Proposal: Extension to form frozen & ambient storage compartments at Stewarts and Crazy Prices Fresh Food Division

Address: APOLLO ROAD ADELAIDE INDUSTRIAL ESTATE BOUCHER ROAD, BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1991/0589

Proposal: Erection of free-standing illuminated sign

Address: JUNCTION OF APOLLO ROAD AND BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1997/1004

Proposal: Demolition of existing store. Extensions to form maintenance and battery charging areas. Installation of 2 new loading docks and formation of lorry hardstanding areas.

Address: APOLLO ROAD, BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1991/0389

Proposal: Erection of illuminated free-standing sign

Address: STEWARTS', CORNER OF APOLLO ROAD/BOUCHER ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2004/2120/LDP

Proposal: Alterations to Tesco fresh food complex

Address: Apollo Road, Boucher Road, Belfast

Decision:

Decision Date:

Ref ID: LA04/2018/2543/LDE

Proposal: Implementation of approved small format convenience foodstore with associated parking at 47 Boucher Road, Belfast (Z/2011/0359/O & LA04/2015/0387/RM) on 8th June 2012 and 19th October 2016 respectively.

Address: 47 Boucher Road, Belfast, BT12 6HR.,

Decision: PR

Decision Date:

Ref ID: LA04/2018/2507/PAN

Proposal: Demolition of existing buildings and erection of 1 No. retail warehouse with partial mezzanine floor comprising a total of 6750sq m gross floor area, customer access and car parking to be taken from Boucher Road, servicing access and service yard to be taken from Wildflower Way and associated landscaping and ancillary development.

Address: 15 Wildflower Way, Boucher Road, Belfast, BT12 6HR.,

Decision: PANACC

Decision Date:

Ref ID: LA04/2018/0273/A

Proposal: 4 No. business advertisement panels, 1 No. internal business signage and advertisement panel and 1 No. business opening hours panel. All mounted on existing site boundary fencing.

Address: 26 Boucher Road, Belfast, BT12 6HR.,

Decision: CG

Decision Date: 20.07.2018

Ref ID: LA04/2019/1849/LDP

Proposal: Convenience food store with associated parking.

Address: 47 Boucher Road, Belfast, BT12 6HR.,

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: