

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/0163/F	
Proposal: 27 no. apartments within 2 no. three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works.	Location: Lands adjacent and to south of nos 1-13 (odds) Lewis Park and nos 2-20 Lewis Mews Belfast Bt4 1FY
Referral Route: More than 12 units with third Party representations received that contradict case officer's recommendation.	
Recommendation:	Approval
Applicant Name and Address: Windsor Developments Ltd 6 Saintfield Road Lisburn BT27 5BD	Agent Name and Address: TSA Planning Ltd 20 May Street Belfast BT1 4NL
<p>Executive Summary: Planning permission is sought for the erection of 27 apartments within two blocks, each three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works.</p> <p>The site has an area of 0.69ha and is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is unzoned whiteland in the BUAP and dBMAP 2004. The majority of the site is zoned for housing in draft BMAP 2014. The remaining part located to the south is unzoned white land within draft BMAP 2014.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Design, layout and impact on the character and appearance of the area - Impact on residential amenity - The impact on traffic and parking; - Impact on Historic Monuments - Flooding and Infrastructure capacity - Other Environmental Matters <p>The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans and is either unzoned (within BUAP and dBMAP 2004) or partially zoned for housing (within dBMAP 2014).</p>	

The proposed follows the general pattern of previously approved apartments along the river and the design and layout will not create conflict and is in keeping with the local character, and will not impact on environmental quality or residential amenity in accordance with PPS 7.

In terms of prospective residents, each unit has adequate outlook to the public street/river views and external amenity areas. All dwelling units are proposed to be built to a size not less than those set out Policy LC1 providing adequate living accommodation.

It is also considered that the design, layout and separation distances proposed are acceptable and will not significantly impact on existing residential amenity by way of overlooking, dominance, loss of light or overshadowing.

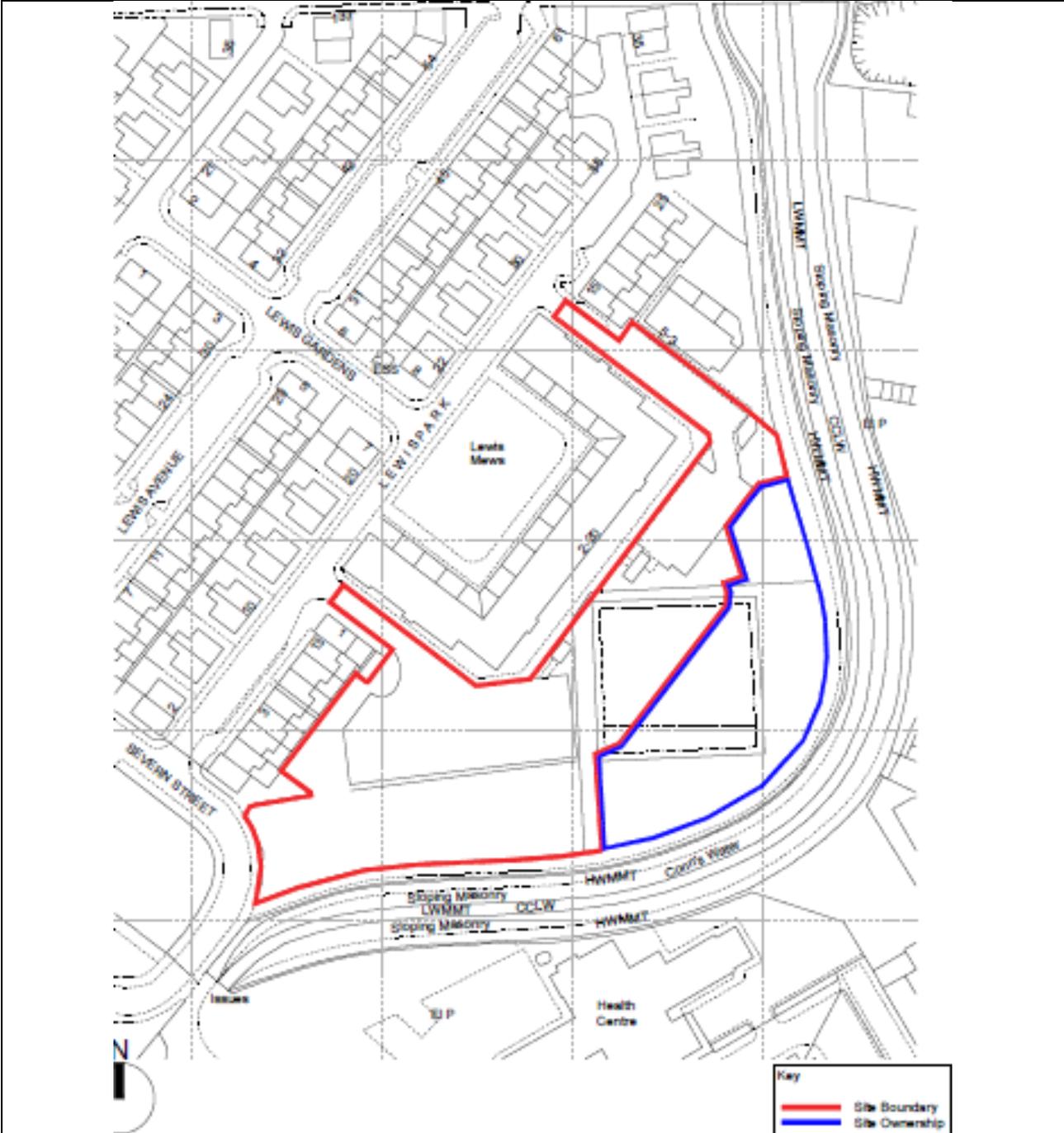
A total of 7 objections (from 3 local residents) have been received and raise issues including:

- noise, dust and disruption during the construction phases, structural defects with a neighbouring development; boundary maintenance concerns regarding ground conditions on a neighbouring development,
- the construction period,
- inaccuracies with the submitted maps,
- health and safety due to proximity of NIE Power lines,
- impact on residential amenity by overlooking and loss of privacy,
- Traffic and road safety concerns.

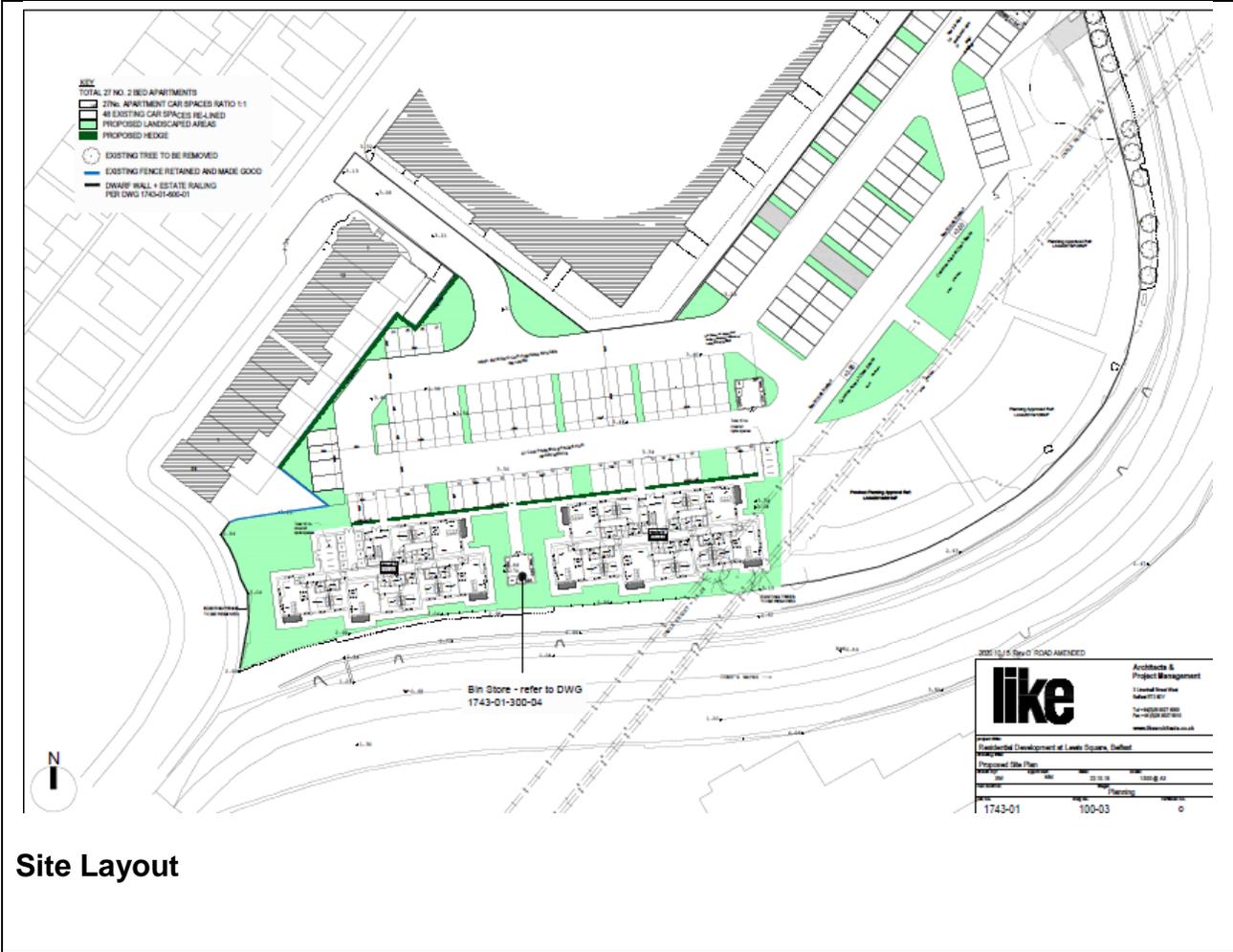
These issues are addressed in the assessment below.

In respect of the impact on parking and traffic, DfI Roads are content with the parking spaces and access provided. HED (Historic Monuments), Rivers Agency, NIWater and Environmental Health have considered the proposal and offered no objections.

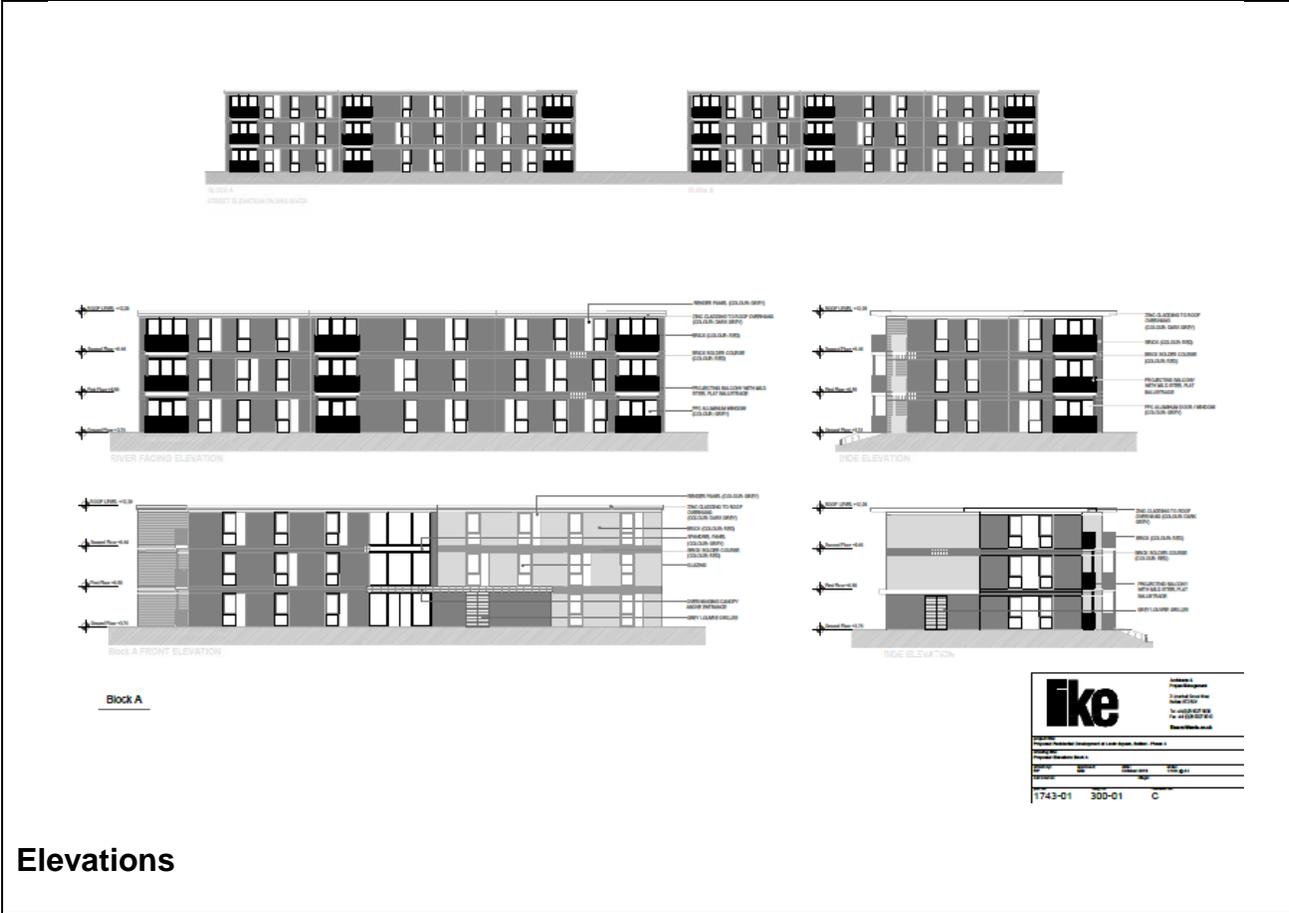
The proposal is recommended for approval subject to Conditions
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.



Site Location map



Site Layout



Characteristics of the Site and Area

<p>1.0</p>	<p>Description of Proposed Development The erection of 27 no. apartments within 2 no. three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works. The proposed apartment buildings provide a continuation of built frontage overlooking the adjacent Connswater River, which has already been established through previous planning permissions (LA04/2018/0916/F & LA04/2019/1285/F).</p>
<p>2.0</p>	<p>Description of Site The application site is a vacant plot of land (0.69ha) that is currently fenced off by a 2.5m high steel wire mesh fence. The site is relatively flat and bounded by a residential development of four storey apartments and two storey dwelling houses to the North and north-east at Lewis Mews and Lewis Park. The Connswater River and greenway meander along the southern and eastern boundaries of the site. Beyond the river lies a health centre and a residential area at Parkgate Avenue and Parkgate Place. NI Electricity cables dissect the site east-west at a height of 16.83m. The site is adjacent to two extant apartment developments.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2001/1863/F - Severn Street, Connswater, Belfast, BT4 1FF. Demolition of existing buildings, and redevelopment as residential for 247 houses and apartments, with associated parking and landscaping, and retaining existing Bowling Green. Granted 10/04/2002.</p> <p>Z/2003/0632/F - Severn Street, Connswater, Belfast, BT4 1FF. Amendments to plans and elevations of apartments including associated landscaping and car parking to previously approved application Z/2001/1863/F. Granted 26/08/2003.</p> <p>LA04/2018/0916/F Proposal: 45 apartments within 3 three storey buildings including access, parking, cycle bays, open space, landscaping and associated site works Address: Land adjacent to East of 1-13 Lewis Park and 2-20 Lewis Mews, Belfast, BT4 1FY-Permission granted: 25.10.2018</p> <p>LA04/2019/1285/F Proposal: Residential development of 29 apartments within 2No. Detached buildings including access, parking, cycle bay, open space, landscaping and all site works (reduction in unit Nos and amendment to residential development approved under LA04/2018/0916/F). Address: Lands adjacent and east of, 1-3 (odds) Lewis Park and, 2-20 Lewis Mews, Belfast. Permission granted 29.11.2019</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2004</p> <p>Draft Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for NI (SPPS);</p> <p>Planning Policy Statement 3 - PPS3: Access, Movement and Parking</p> <p>Planning Policy Statement 7 – Quality Residential Environments</p> <p>Addendum to Planning Policy Statement 7 – Safeguarding the Character of Established Residential Areas</p> <p>Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation</p> <p>Planning Policy Statement 12 – Housing in Settlements</p> <p>Revised Planning Policy Statement 15 – Planning and Flood Risk</p> <p>Creating Places</p> <p>Development Control Advice Note 8 – Housing in Existing Urban Areas</p>
5.0	Consultations:
5.1	<p>The following bodies were consulted as part of the processing of this application:</p> <p>Dfl Roads: No objections</p> <p>NI Water: No objections</p> <p>Rivers Agency: No objections</p>

	<p>Historic Environment Division: No objections Northern Ireland Electricity (NIE): No objection Belfast City Council Environmental Health: No objections</p>
<p>6.0</p>	<p>Representations:</p> <p>Written representations have been received from three individuals at 7 & 9 Lewis Park and 12 Lewis Mews. The following points have been raised:</p> <ol style="list-style-type: none"> 1. Environmental health concerns associated with dust; 2. Structural defects with a neighbouring development; 3. Concerns with the developer and their record in construction; 4. Queries from neighbour regarding length of construction period, expected noise levels during construction, mitigation measures for dust and debris during construction, boundary maintenance queries and potential interaction with neighbours on the proposal. 5. Issues associated with the ground conditions of a neighbouring development. 6. Concerns regarding inaccuracies associated with the submitted maps 7. Concerns regarding health and safety due to proximity of NIE Power lines. 8. Allegations of encroachment onto private land 9. Impact on residential amenity via overlooking and infringement of privacy 10. Traffic and road safety concerns. <p><i>Officer response</i></p> <p>Point 1: This is a planning matter and is addressed in the report below.</p> <p>Point 2: This is a private civil matter which is not linked to this proposal.</p> <p>Point 3: This is not a material planning consideration and not a matter for BCC Planning.</p> <p>Point 4: Whilst Environmental Health issues are reviewed within the assessment, the planning authority cannot comment on the duration of construction works. The neighbour notification process has been completed. In terms of the planning process the developer/applicant has complied with the necessary processes. Amenity during construction will be addressed through a Construction Management Plan which will be conditioned. Boundary maintenance and ensuring no damage to existing private property is a matter for the developer to ensure.</p> <p>Point 5: This is not a matter for BCC Planning.</p> <p>Point 6: The applicant has provided sufficient detailing within the plans and maps. There were no apparent inaccuracies within the submitted maps following inspection.</p> <p>Point 7: NIE offered no objections to the proposal. They have not raised any issues relating to health and safety.</p> <p>Point 8: This is a civil matter. The applicant completed Certificate A within the P1 application form. This constitutes a statement of control of the lands and is</p>

	<p>not proof of ownership. The completion of this certificate is sufficient for the purposes of a valid planning application.</p> <p>Point 9: This is considered within the assessment section of the report.</p> <p>Point 10: This is considered within the assessment section of the report.</p>
7.0	Development Plan Status
7.1	<p>Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the extant Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). The site is not subject to any zoning within the BUAP. Both the draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and the version purported as adopted Belfast Metropolitan Area Plan (dBMAP 2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. In dBMAP 2004 the site is unzoned white land. In dBMAP 2014, part of the southern portion of the site is also whiteland with the larger remaining part forming part of a committed housing zone (EB 02/37). This zoning includes areas already developed for housing.</p>
7.2	<p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Design, layout and impact on the character and appearance of the area - Impact on amenity; - The impact on traffic and parking; - Impact on Historic Monuments; - Flooding and Infrastructure capacity; - Other Environmental Matters
7.3	<p>The principle of the proposal at this location;</p> <p>Within the extant (BUAP) and draft (BMAP 2004 and BMAP 2015) area plans the application site is located within the development limit identified for Belfast. The majority of the site is zoned for housing in the draft plan 2014 whilst the remaining part is white land. There were no objections to this proposed zoning at the consultation stage of the plan and is likely that this zoning will be included in any future adopted version of BMAP. The site is unzoned within BUAP and dBMAP 2004. The site is currently fenced off and the land is vacant. The immediate area is primarily characterised by residential properties which are within walking distance to local amenities and recreational areas. The use is compatible with adjacent land uses. Overall, the proposal would fulfil the main objectives of Draft BMAP and the SPPS, through the provision of much needed housing on a brownfield site. In light of this, there is no objection in principle subject to the material considerations set out below.</p>
7.4	Layout and impact on Amenity and Character of the area
7.5	<p>The proposal consists of two no. three storey buildings- Block A and Block B. the proposed apartment buildings provide a continuation of built frontage</p>

	<p>overlooking the Connswater River, which has already been established through previous planning permissions (LA04/2018/0916/F and LA04/2019/1285/F). Block A consists of 12no. Two bedroom apartments and Block B contains 15No. Two bed apartments. The layout allows for communal areas of open space, between and to the side and rear of blocks, measuring total of 842sqm, and provides amenity links to the adjacent Connswater Community Greenway. This equates to 31sqm per apartment. Residents will avail of further private amenity space in the form of balconies to first and second floors, and private patios for apartments to the ground floor thus increasing the average space per apartment to 34sqm. This figure is in addition to and does not include the open/amenity space provision permitted by previous phases. The average 10sqm open space provision per unit for apartment developments as advocated by Creating Places has been adhered to.</p>
7.6	<p>The internal floor space for each apartment is 60-66sqm approx. This meets the standards set out in the addendum to PPS 7 and should provide adequate living accommodation.</p>
7.7	<p>Residents will benefit from excellent safe and traffic free pedestrian linkages to CS Lewis Square, Victoria Park, Orangefield Park and Loop River Park as well as connections to the Comber Greenway.</p>
7.8	<p>The design approach has been to create a building that responds to the context of the area and, in particular, the natural topography of the site and adjacent Connswater Greenway. The position of the proposed apartment buildings have been developed in response to the location of the site and its proximity/orientation to the adjacent housing and Connswater river. The positioning of the main living spaces within the apartments overlooking the greenway will help to provide an active frontage and informal surveillance over the adjacent river walkway. The proposal complies with Criterion (c) of Policy QD 1 of PPS 7 and Creating Places in that adequate provision has been made for private open space. Policy OS 2 of PPS 8 has also been satisfied in that a reasonable level of private communal open space has been provided.</p>
7.9	<p>Design (Form, Massing, Design & Materials) The proposal consists of two 3 storey blocks. Each block is the same height and has a flat roof. During the consideration of the proposal, Block A was reduced by 3 units so it now consists of 12 apartment units and as a result has a single storey element along the north west corner of Block A. This was amended to ensure that the impact on the amenity of neighbouring properties was minimised, in particular the nearest neighbours at 64 Connswater Street and the rear of dwellings at Lewis Park.</p>
7.10	<p>The proposed form and massing is consistent with the overall built form of the area. There is a 4-storey apartment block at Lewis Mews directly opposite the site whilst there is 4 storey Health and Well Being Centre on the opposite side</p>

	<p>of the Connswater River. The design, ridge heights, fenestration and solid to void proportions are typical of the surrounding area. The proposed materials are grey render, zinc cladding, red brick, steel and aluminium, are consistent with the previous approved phases of development under LA04/2018/0916/F and LA04/2019/1285/F. The design and proportion of fenestration also matches the previous phases. The proposal is therefore in keeping with the character and appearance of the surrounding area. As such the proposal is in keeping with the locality and is compliant with PPS 7 Policy QD1.</p>
7.11	<p>Density The surrounding area is defined by a mixture of medium and high density housing, retail, community and health buildings. The proposed density of development would be within the density parameters already established in the local area.</p>
7.12	<p>The number of units per hectare is approx. average for the area when the apartment blocks at Lewis Mews are taken into consideration. As required by Policy LC 1 of PPS 7 Addendum, the proposed density is therefore reflective and in keeping with the surrounding context of the site. Planning Control Principle 1 promotes an increase in density of housing development in locations that benefit from high accessibility to public transport facilities. The area where this application site is located benefits from excellent accessibility to public transport facilities within walking Titanic Quarter, railway halt, bus links on the Newtownards Road into the city centre while the Connswater Greenway abuts the site which is a local cycle route linking to various other areas of the city including the docks.</p>
7.13	<p>Landscaping Planting is proposed in the form of beds in between car parking spaces planted with shrubs and trees. Lawns will be planted to the terraces of the ground floor units. Elsewhere, groups of trees will be planted to assist integration and soften the impact of the proposal. The level of proposed planting is to an acceptable standard.</p>
7.14	<p>Waste Three separate areas for the storage of bins are proposed. The first is incorporated within the ground floor of Block A. A standalone screened bin storage area is located between Block A and Block B. A third screened bin area is located in the car park to the North East of Block B. This was previously approved under LA04/20/19/1285/F. The new bin store will be conditioned to be solid (brick) construction and be covered.</p>
7.15	<p>Impact on Residential Amenity The layout/aspect of all buildings within the site is such that there will be no significant overlooking into neighbouring properties. In addition, there is sufficient separation to existing neighbouring properties to ensure that</p>

	<p>dominance and overshadowing will not occur to an unacceptable degree. There is a minimum building to building distance of 16.5m between Block A and the side of the closest property building at No. 64 Connswater Street. Block A is a minimum of 18m to the closest objector which is at No. 7 Lewis Park. This is adequate separation distance to ensure that the residential amenity of this property or neighbours are not adversely effected. The nearest built form, Block A has been reduced in height to a single storey along the North Eastern side of the building, closest to the neighbours. The design of the proposal will not have a significant detrimental impact on dwellings within the area.</p>
7.16	<p>In terms of prospective residents, each unit has adequate outlook to the public street/river views and external amenity areas. It is considered that the design, layout and separation distances proposed are acceptable and will not impinge on residential amenity by way of overlooking, dominance, loss of light or overshadowing.</p>
7.17	<p>All dwelling units are proposed to be built to a size not less than those set out Policy LC1 Protecting Local Character, Environmental Quality and Residential Amenity of the addendum to PPS 7. To conclude the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and as such will not have a detrimental impact on residential amenity.</p>
7.18	<p>Access and Parking This proposal makes provision for a parking ratio of 27 spaces for 27 apartments. This is below the guidance set out in Creating Places but a reduced level of parking is supported by policy due to the site's urban location and good accessibility to public transport and pedestrian links. The site is also adjacent to the Connswater Greenway. The ratio of 1:1 Parking has also been consented in the previous phases LA04/2018/0916/F and LA04/2019/1285/F.</p>
7.19	<p>Given the location of the site in proximity to public transport options it is considered that the proposal is acceptable in terms of PPS 3 as the proposal will not result in a significant impact on traffic or road safety. DFI Roads were consulted on the proposal and have reviewed the detailed plans and concerns raised by objectors. DFI Roads have offered no objections to the proposal. In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, Policy QD 1 of PPS7, Creating Places, BUAP and Draft BMAP.</p>
7.20	<p>Impact on Historic Monuments The application site is in close proximity to a number of features associated with the Industrial development of Belfast including a 17th century mill (DOW</p>

	<p>004:007) and the site of the Connswater Distilleries (IHR 10508). HED (Historic Monuments) has considered the impacts of the proposal. HED is content that the proposal satisfies PPS 6 policy requirements subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.</p>
7.21	<p>Drainage, flooding and infrastructure capacity The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. DFI Rivers have reviewed the flood and drainage assessment and offer no objections to the proposal. NI Water have no objection to the proposal. Given the scale and nature of development proposed, it is not considered that proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation.</p>
7.22	<p>Other Environmental Matters The proposal will not result in an unacceptable impact in terms of noise, air quality or contamination issues. Environmental Health has no objection subject to conditions. NIE raised no objections to the proposal.</p>
7.23	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions:</p>
8.0	<p>Conditions:</p>
8.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
8.2	<p>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 must be submitted to the Planning Authority for its consideration and approval.</p> <p>Reason – To safeguard against flood risk to the development and elsewhere.</p>
8.3	<p>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</p>

<p>8.4</p>	<p>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.</p> <p>Reason: Protection of human health.</p> <p>No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities.</p> <p>The POW shall provide for:</p> <ul style="list-style-type: none"> • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded</p>
<p>8.5</p>	<p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition No.4.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
<p>8.6</p>	<p>A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition No.4. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p>

8.7	<p>Details of the weather protected cycle parking shall be submitted for approval prior to the first occupation of the apartments hereby approved. The development shall be carried out in accordance with those details. No apartment unit shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
8.8	<p>Each dwelling shall not be occupied until a one year travel card has been offered free of charge to one of its owners/occupiers.</p> <p>Reason: To encourage alternative means of transport to the private car.</p>
8.9	<p>No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p>
8.10	<p>The development shall operate in accordance with the approved Travel Plan.</p> <p>Reason: To encourage alternative means of transport to the private car.</p>
8.11	<p>Prior to the occupation of any part of the development hereby approved, the bin storage areas shall be constructed in accordance with drawings 1743-01 100-03O Proposed Site Plan published to the portal on the 19th October 2020. These facilities shall be permanently retained.</p> <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p>
8.12	<p>All proposed soft landscaping works shall be carried out in accordance with stamped approved drawing No. 6218-L-102A Landscape Proposals_LR published onto the portal on the 19th October 2020. The works shall be carried out prior to the occupation of any part of the development or within the first planting season after occupation. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>

8.13	<p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape</p>
8.14	<p>The open space and amenity areas indicated on the stamped approved Drawing No. 6218-L-102A Landscape Proposals_LR published onto the Portal on the 19th October 2020 shall be managed and maintained in accordance with the Park Hood Landscape Management and Maintenance Plan, received on 16 January 2020, and any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.</p> <p>Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.</p>
8.15	<p>Prior to commencement of works for the development hereby approved, a Construction Management Plan shall be submitted for review and approval by Belfast City Council. This Plan should outline the methods to be employed to minimise disruption of existing residents in respect of parking, noise, vibration and mud impact during the construction phase.</p> <p>Reason: To minimise disruption on nearby residents during the construction phase of the development hereby approved.</p>
8.16	<p>The boundary details shown on drawing 100-03 published to the planning portal on 19th October shall be completed prior to the first occupation of the development</p> <p>Reason: in the interests of residential amenity</p>
8.17	<p>A Construction Management Plan (CMP) shall be submitted prior to any works on site and shall include:</p> <p>Noise and dust control Hours of construction Temporary construction Access arrangements and Compound arrangements</p> <p>Reason: in the interests of residential amenity</p>

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ANNEX	
Date Valid	22nd January 2020
Date First Advertised	7th February 2020
Date Last Advertised	28 th August 2020
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 1 -30 Lewis Mews,Belfast,Down,BT4 1FY 64 Severn Street,Belfast,Down,BT4 1FB Apartment 1,1-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 2,1-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 3 2-20 Apartment 4,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 5,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 6,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 7,6-16 Lewis Mews,Belfast,Down,BT4 1FY Apartment 8,6-16 Lewis Mews,Belfast,Down,BT4 1FY Gallaher Pavilion,52 Lewis Mews,Belfast,Down,BT4 1FD Lewis Park,Belfast,Down	
Date of Last Neighbour Notification	19 th August 2020
Date of EIA Determination	
ES Requested	No
Representations from Elected Members: None	
Notification to Department (if relevant)	
Date of Notification to Department: N/A	
Response of Department:	