

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 th November 2022	
Application ID: LA04/2022/1511/F	
<p>Proposal: Section 54 Application to vary Condition 17 of the previously approved application LA04/2018/1415/F which reads, "The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation / operation of any part of the development hereby approved." It is proposed to introduce a new landscaping & public realm drawing, accurately reflecting those works carried out on site and in agreement with DfI Roads. Varied wording is proposed to read as, "The proposed public realm works, as shown on approved plan No. 6303 L-205 date received 3rd August 2022, shall be carried out in accordance with the approved plan.</p>	<p>Location: The Residence (Former Ballynaveigh Police Station), 332 Ormeau Road, Belfast BT7 2GE</p>
Referral Route: Major development	
Recommendation: Approval	
<p>Applicant Name and Address: Knockburn Limited</p>	<p>Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL</p>
<p>Executive Summary: This application seeks to vary condition 17 of planning permission LA04/2018/1415/F under Section 54 of the Planning Act (Northern Ireland) 2011. Condition 17 relates to public realm works. The original application granted planning permission for the "Demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works". Permission was granted 7th February 2019.</p> <p>The approved development includes a Private Streets Determination drawing, denoting those lands agreed for adoption by DfI Roads. This included a section of public footway realigned across the frontage to Ormeau Road, along with a newly formed parking layby and landscaping. DfI Roads confirmed that they would not adopt natural stone material for the footway at this location and have insisted that the footway be finished in asphalt with black chippings. Following implementation of the development the applicant agreed with DfI Roads Service to amend the approved material for the footpath (from natural stone to asphalt with black chippings), along with associated minor changes to the landscaping.</p>	

The amended wording of condition 17 seeks to regularise this. DfI Roads Service has considered the proposed landscaping scheme and has no objections to the proposed variation.

As the public realm works have already been carried out, officers recommend the following wording:

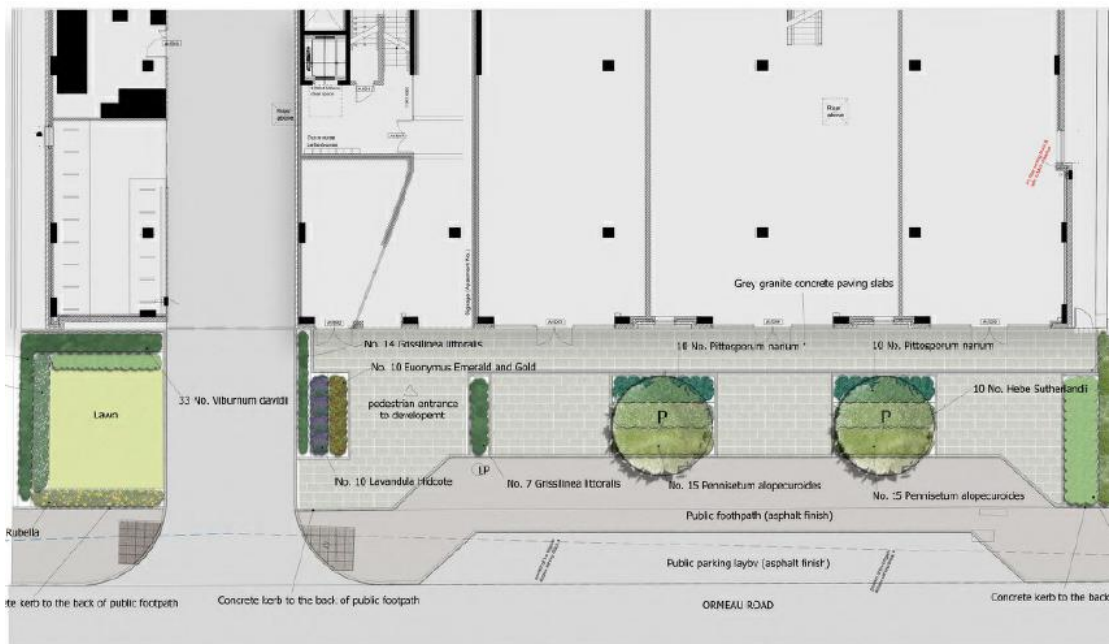
The public realm works, as carried out in accordance with the approved plan No. 6303 L-205 date received 3rd August 2022, shall be retained in accordance with the approved details.

Reason: To ensure the provision of a high quality of landscaping and public realm.

It is recommended that planning permission is granted with the final wording of conditions delegated to the Director of Planning and Building Control.

Case Officer Report

Site Location Plan & Proposed landscaping Plan



Representations:	
Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Characteristics of the Site and Area	
<p>1.0 Description of Proposed Development</p> <p>1.1 This is a Section 54 application to vary Condition 17, relating to the landscaping and public realm scheme, of planning permission reference LA04/2018/1415/F. The approved development was for the demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development included communal landscaped courtyards, landscaping, basement car parking and all associated site and access works. The development is complete and many apartments occupied.</p> <p>1.2 Condition 17 of the previously approved application LA04/2018/1415/F reads, "The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation / operation of any part of the development hereby approved." It is proposed to introduce a new landscaping & public realm drawing, accurately reflecting those works carried out on site and in agreement with DfI Roads. Varied wording is proposed to read as, "The proposed public realm works, as shown on approved plan No. 6303 L-205 date received 3rd August 2022, shall be carried out in accordance with the approved plan.</p> <p>2.0 Description of Site</p> <p>2.1 The site is located at 332 Ormeau Road, a main arterial route from Belfast City Centre. The approved development is complete. The area is largely characterised by shops, restaurants/hot food takeaways and residential dwellings and apartments. The site is unzoned and within the development limits of the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP) in both the initial 2004 version and the version unlawfully adopted in 2015. In the Belfast Urban Area Plan and 2004 dBMAP the site abutted an Area of Townscape Character located immediately South (Rosetta ATC). There was a general objection to all ATCs but the designation remained the same.</p>	
Planning Assessment of Policy and Other Material Considerations	
<p>3.0 Site History</p> <p>3.1 Applicable planning history on the site relates to the full application to which this Section 54 application seeks to vary:</p> <ul style="list-style-type: none"> - LA04/2018/1415/F – Demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works – Permission granted 7th February 2019. <p>There is also planning history to vary condition 9 of the approved development under:</p> <ul style="list-style-type: none"> - LA04/2020/2506/F - Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures. – Permission granted 16th November 2021. 	

3.2 A number of conditions with respect to LA04/2018/1415/F have been successfully discharged already, conditions 2 and 3 under reference LA04/2021/0693/DC; condition 8 under reference LA04/2020/0432/DC; and conditions 4, 5 and 6 under reference LA04/2021/0254/DC.

4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001 (BUAP); Draft Belfast Metropolitan Area Plan 2015 (v2004) & Draft Belfast Metropolitan Area Plan 2015 (v2014); and Belfast Local Development Plan Draft Plan Strategy 2035

4.2 Regional Development Strategy 2035 (RDS)

4.2 Strategic Planning Policy Statement (SPPS)

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

5.0 Statutory Consultees Responses

5.1 DfI Roads Service – No objection

6.0 Non Statutory Consultees Responses

6.1 None

7.0 Representations

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

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 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 consideration indicate otherwise.

9.2 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 remain contentious). The site is within the development limits of Belfast within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP).

9.3 The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.

9.4 This application seeks to vary Condition 17 of planning permission LA04/2018/1415/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for amendments to the approved

landscaping and public realm scheme. Currently Condition 17 of LA04/2018/1415/F reads as follows:

“The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation / operation of any part of the development hereby approved.

Reason: To ensure the provision of a high quality of landscaping and public realm.”

9.5 The approved development includes a Private Streets Determination drawing (date stamped approved 7th February 2019), denoting those lands agreed for adoption by DfI Roads. This included a section of public footway realigned across the entire development frontage to Ormeau Road, along with a newly formed parking layby. The approved landscaping details referred to on approved drawing no 22 (date stamped approved 7th February 2019) included natural stone slab paving to the area of footway offered for adoption.

9.6 Evidence submitted shows correspondence between the applicant and DfI Roads to agree the public realm details as part of the footway adoption process. DfI Roads confirmed that they would not adopt natural stone material for the footway at this location and have insisted that the footway be finished in asphalt with black chippings. In addition to changes to the footway materials, there are very minor alterations to the landscaping and public realm scheme on Ormeau Road. The proposed change in material for the footway is considered acceptable at this location given the stance by DfI Roads and similar surfacing material is used on adjacent and opposite footways in both directions along the Ormeau Road. There is a minor change to the landscaping with a lawn at the entrance area and an increased variety of shrub and hedge planting to the front resulting in a greater diversity of planting.

9.7 The proposed changes to the public realm are considered acceptable and have been carried out. Therefore, notwithstanding the proposed wording submitted by the applicant, officers recommend that the amended wording for Condition 17 is proposed as follows:

“The public realm works, as carried out in accordance with the approved plan No. 6303 L-205 date received 3rd August 2022, shall be retained in accordance with the approved details.

Reason: To ensure the provision of a high quality of landscaping and public realm.”

9.8 DfI Roads responded to consultation on 10th October 2022 noting they have no objection to the variation of Condition 17.

10. Conclusion

The proposal to vary Condition 17 to allow for an amended landscaping and public realm scheme is considered reasonable. There are no technical objections to the application, and having regard to the planning policy context, the variation of condition is considered acceptable. This Section 54 application for the variation of condition will create a new stand-alone planning permission and it will be necessary to repeat the conditions from the original permission, subject to the variation granted by this decision. Conditions already discharged will not however be repeated. It is recommended that planning permission is granted with the final wording of conditions delegated to the Director of Planning and Building Control.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to Conditions

Conditions

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. The proprietary noise and odour abatement system (as approved under LA04/2020/2506/F), as detailed in TGM Consulting Report, which includes sound attenuation, grease filters, ESP-electrostatic precipitators, followed by enhanced carbon filtration, as detailed in the TGM Consulting supporting technical information, shall be installed to suppress noise and odours, created from cooking operations, in the premises. The outlet from any extract ventilation shall terminate as detailed in Drawing 1969/PL/01 Rev B August 2021.

Reason: In the interests of amenity and public health.

3. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing No.IBH0572/0002 bearing the Department for Infrastructure Determination date stamp 31st October 2018.

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

4. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.IBH0572/0002 bearing the date stamp 02nd October 2018 and drawing no. 200-01 RevA 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.

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

5. The vehicular access, including visibility splays, shall be provided in accordance with the approved plan 13/B bearing the date stamp 02/10/18, prior to the commencement of any other works or other development hereby permitted.

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

6. The development shall not be occupied until secure cycle parking facilities have been provided on the site in accordance with the approved plan Nos. 03/A, 05/A and 12/A, date stamped 06/11/18. These facilities shall be permanently retained on the site in accordance with these plans.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

7. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 14/B bearing BCC date stamp 27/11/18, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and adequate amenity

space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

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

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

9. Maintenance and management of the open space and landscaped areas as shown on Plan No. 14/B date stamped 27/11/18, shall be carried out in accordance with the Park Hood Landscape Management and Maintenance Plan (Revision A) dated March 2018 . Any variations to these management arrangements shall be submitted to the Council for approval.

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

10. The public realm works, as carried out in accordance with the approved plan No. 6303 L-205 date received 3rd August 2022, shall be retained in accordance with the approved details.

Reason: To ensure the provision of a high quality of landscaping and public realm.

11. The noise and vibration measures detailed in condition 2 of LA04/2018/1415/F shall be maintained in accordance with LA04/2021/0693/DC.

Reason: In the interests of residential amenity.

Informatives.

1. This approval should be read in conjunction with planning approvals LA04/2018/1415/F and associated discharge of condition decisions for conditions 2 and 3 under reference LA04/2021/0693/DC; condition 8 under reference LA04/2020/0432/DC; and conditions 4, 5 and 6 under reference LA04/2021/0254/DC. It should also be read in conjunction with planning approval LA04/2020/2506/F.

Signature(s)

Date:

ANNEX	
Date Valid	3rd August 2022
Date First Advertised	19th August 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 1-3 , Rectory Mews, Belfast, Down,</p> <p>The Owner/Occupier, 10 St Judes Avenue, Belfast</p> <p>The Owner/Occupier, 10 St Judes Crescent, Belfast</p> <p>The Owner/Occupier, 11 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 12 St Judes Crescent, Belfast</p> <p>The Owner/Occupier, 13 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 14 St Judes Crescent, Belfast, Down, BT7 2GW</p> <p>The Owner/Occupier, 15 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 16 St Judes Crescent, Belfast, Down, BT7 2GW</p> <p>The Owner/Occupier, 17 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 18 St Judes Crescent, Belfast, Down, BT7 2GW</p> <p>The Owner/Occupier, 19 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 1a Jameson Street, Belfast</p> <p>The Owner/Occupier, 1b Jameson Street, Belfast</p> <p>The Owner/Occupier, 2 St Judes Avenue, Belfast, Down, BT7 2GZ</p> <p>The Owner/Occupier, 20 St Judes Crescent, Belfast, Down, BT7 2GW</p> <p>The Owner/Occupier, 21 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 23 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 25 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier, 27 Jameson Street, Belfast, Down, BT7 2GU</p> <p>The Owner/Occupier,</p>	

29 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 3 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 31 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 322 Ormeau Road, Belfast
 The Owner/Occupier,
 33 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 330 Ormeau Road, Ormeau, Belfast, Down, BT7 2GE
 The Owner/Occupier,
 35 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 37 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 39 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 4 St Judes Avenue, Belfast
 The Owner/Occupier,
 4 St Judes Crescent, Belfast
 The Owner/Occupier,
 41 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 43 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 45 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 455 - 457 Ormeau Road, Belfast
 The Owner/Occupier,
 459 Ormeau Road, Ormeau, Belfast, Down, BT7 3GQ
 The Owner/Occupier,
 461 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
 The Owner/Occupier,
 465 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
 The Owner/Occupier,
 467 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
 The Owner/Occupier,
 47 Jameson Street, Belfast, Down, BT7 2GU
 The Owner/Occupier,
 49 Jameson Street, Belfast, Down, BT7 2GU
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 5 Jameson Street, Belfast, Down, BT7 2GU
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 51 Jameson Street, Belfast
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 53 Jameson Street, Belfast
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 55 Jameson Street, Belfast
 The Owner/Occupier,
 57 Jameson Street, Belfast
 The Owner/Occupier,
 6 St Judes Avenue, Belfast
 The Owner/Occupier,
 6 St Judes Crescent, Belfast

The Owner/Occupier,
7 Jameson Street, Belfast, Down, BT7 2GU
The Owner/Occupier,
8 St Judes Avenue, Belfast
The Owner/Occupier,
8 St Judes Crescent, Belfast
The Owner/Occupier,
9 Jameson Street, Belfast, Down, BT7 2GU
The Owner/Occupier,
Apartment 1, Rectory Mews, 2 St Judes Avenue, Belfast, Down, BT7 2GZ
The Owner/Occupier,
Apartment 2, Rectory Mews, 2 St Judes Avenue, Belfast, Down, BT7 2GZ
The Owner/Occupier,
Apartment 3, Rectory Mews, 2 St Judes Avenue, Belfast, Down, BT7 2GZ
The Owner/Occupier,
Ballynafeigh Methodist Church, 467a Ormeau Road, Belfast
The Owner/Occupier,
David Allen Jewellers, Carroll House, 463 Ormeau Road, Belfast
The Owner/Occupier,
Ormeau Dental Care, 324 - 326 Ormeau Road, Belfast
The Owner/Occupier,
Rosario Youth Club, 469 Ormeau Road, Belfast
The Owner/Occupier,
St Jude's Church, 340 Ormeau Road, Belfast
The Owner/Occupier,
T&L Ryan Opticians, 326 Ormeau Road, Belfast
The Owner/Occupier,
The Mortgage Shop, 463 Ormeau Road, Belfast

Date of Last Neighbour Notification

14th September 2022

Date of EIA Determination

N/A

ES Requested

No

Planning History

Ref ID: Z/2006/1577/F

Proposal: DDA alteration to the main station (to provide disabled access). Temporary Enquiry office (portacabbin) needed until works are completed.

Address: 332 Ormeau Road, Ballynafoy, Belfast, Northern Ireland, BT07 2GE

Decision:

Decision Date: 13.11.2006

Ref ID: Z/2005/1155/F

Proposal: Change of use from dwelling to 5 self contained flats including a single storey rear extension.

Address: 4 St Jude's Avenue, Belfast

Decision:

Decision Date: 28.04.2006

Ref ID: Z/2000/0754/F

Proposal: 20 ft long brick garden wall to height of existing walls and access gates from alley.

Address: 10 St Jude's Avenue, Ballynafoy, Belfast, Northern Ireland, BT07 2GZ

Decision:
Decision Date: 21.09.2000

Ref ID: Z/1977/0550
Proposal: CONVERSION OF DWELLING TO FUNERAL UNDERTAKERS AND OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1976/0810
Proposal: CHANGE OF USE - DWELLING TO OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1977/0873
Proposal: CHANGE OF USE TO OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1986/0964
Proposal: Erection of fence and use of land as temporary car park
Address: BALLYNAFEIGH RUC STATION, ORMEAU ROAD, BELFAST BT7
Decision:
Decision Date:

Ref ID: LA04/2018/0284/PAN
Proposal: Demolition of former police station to allow for the erection of 2No. residential buildings, comprising of circa 60No. apartment units in total, ground floor retail space, landscaped courtyards, basement parking and all associated site works.
Address: Former Ballynefeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE,
Decision: PANACC
Decision Date:

Ref ID: Z/1988/0388
Proposal: Erection of RUC Station (Renewal of Permission)
Address: ADJACENT TO 330 ORMEAU ROAD, BT7
Decision:
Decision Date:

Ref ID: Z/2003/1391/A
Proposal: Crimestoppers sign
Address: Ballynafeigh PSNI, 332 Ormeau Road, Belfast, BT7 2GE
Decision:
Decision Date: 16.10.2003

Ref ID: Z/1973/0231
Proposal: CONVERSION OF DWELLING TO 3 FLATS
Address: 338 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1973/0232
Proposal: CONVERSION TO OFFICES

Address: 334 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/1974/1035

Proposal: PROPOSED HEALTH CENTRE FOR DEPARTMENT OF HEALTH AND SOCIAL SERVICES

Address: 332-338 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/1980/0891

Proposal: ERECTION OF PETROL FILLING STATION

Address: 332-338 ORMEAU ROAD, BT6

Decision:

Decision Date:

Ref ID: Z/1982/1087

Proposal: ERECTION OF RUC STATION

Address: ADJACENT TO 330 ORMEAU ROAD, BT6

Decision:

Decision Date:

Ref ID: Z/1984/1556

Proposal: CONSTRUCTION OF BOUNDARY WALL AND SANGER AND THE PROVISION OF TEMPORARY

Address: 332/338 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/1983/0993

Proposal: ERECTION OF TEMPORARY RUC STATION

Address: BALLYNAFEIGH RUC STATION

Decision:

Decision Date:

Ref ID: Z/2002/0397/A

Proposal: Police Service Identification Crest

Address: Ballynafeigh Police Station, 332 Ormeau Road Belfast BT7 2GE

Decision:

Decision Date: 26.04.2002

Ref ID: LA04/2022/1511/F

Proposal: Section 54 Application to vary Condition 17 of the previously approved application LA04/2018/1415/F which reads, "The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation / operation of any part of the development hereby approved." It is proposed to introduce a new landscaping & public realm drawing, accurately reflecting those works carried out on site and in agreement with DfI Roads. Varied wording is proposed to read as, "The proposed public realm works, as shown on approved plan No. 6303 L-205 date received 3rd August 2022, shall be carried out in accordance with the approved plan.

Address: The Residence (Former Ballynafeigh Police Station), 332 Ormeau Road, Belfast, BT7 2GE.,

Decision:

Decision Date:

Ref ID: LA04/2017/1518/PAN

Proposal: Demolition of former police station for 2 residential blocks comprising 65 apartments in total, ground floor retail space in Block A

Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE,

Decision: PANACC

Decision Date:

Ref ID: Z/2008/1923/F

Proposal: Extension to entrance, construction of guard house and replacement of front boundary wall and entrance gates.

Address: PSNI Station, Ballynafeigh, 332-334 Ormeau Road, Belfast

Decision:

Decision Date: 13.03.2009

Ref ID: Z/1998/6008

Proposal: Three storey building containing 3 apartments 2 St. Judes Avenue Belfast BT7

Address: 2 St. Judes Avenue

Decision:

Decision Date:

Ref ID: Z/1991/0014

Proposal: Change of use from hostel accommodation to offices

Address: 2 ST. JUDE'S AVENUE BELFAST BT7

Decision:

Decision Date:

Ref ID: LA04/2022/0355/LBC

Proposal: Proposed change of use of ground floor offices to funeral directors with consultation rooms, reception area and associated display area. Demolition of existing rear extension and yard to accommodate proposed extension and erection of chapel of rest with external vehicle canopy, provision of new front steps/ramp, additional car parking (Good Shepherd Church), landscaping and all associated site works.

Address: The Rectory, 2 St Judes Avenue, Belfast, BT7 2GZ.,

Decision: CG

Decision Date: 05.09.2022

Ref ID: LA04/2022/0354/F

Proposal: Proposed change of use of ground floor offices to funeral directors with consultation rooms, reception area and associated display area. Demolition of existing rear extension and yard to accommodate proposed extension and erection of chapel of rest with external vehicle canopy, provision of new front steps/ramp, additional car parking (Good Shepherd Church), landscaping and all associated site works.

Address: The Rectory, 2 St Judes Avenue, Belfast, BT7 2GZ.,

Decision: PG

Decision Date: 05.09.2022

Ref ID: LA04/2022/0543/A

Proposal: Application for plaque sign and replacement totem sign.

Address: The Rectory, 2 Judes Avenue, Belfast, BT7 2GZ.,

Decision:

Decision Date:

Ref ID: LA04/2020/0440/DC

Proposal: Discharge of condition no 9 of LA04/2018/1415/F

Address: 332-334 Ballynafeigh, Ormeau Road, Belfast, BT7 2GE,
Decision: WITHDR
Decision Date: 28.01.2021

Ref ID: LA04/2020/0432/DC
Proposal: Discharge of condition 8 LA04/2018/1415/F
Address: Former Ballynafeigh Police Station, 332 Ormeau road, Belfast, BT7 2GE.,
Decision: AL
Decision Date:

Ref ID: LA04/2018/1415/F
Proposal: Demolition of former derelict Police Station and the erection of a mixed use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works.
Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,
Decision: PG
Decision Date: 07.02.2019

Ref ID: LA04/2019/1364/CONTP
Proposal: Tree surgery to overhanging sycamore.
Address: Site 2 St Judes Avenue, Ormeau Road, Belfast, BT7 2GZ.,
Decision:
Decision Date:

Ref ID: LA04/2021/0693/DC
Proposal: Discharge of conditions nos2 and 3 of planning approval La04/2018/1415/f
Address: 332-334 Ormeau Road, Belfast, BT7 2GE,
Decision: AL
Decision Date:

Ref ID: LA04/2020/2506/F
Proposal: Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures.
Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,
Decision: PG
Decision Date: 16.11.2021

Ref ID: LA04/2021/0254/DC
Proposal: Discharge of conditions 4, 5 and 6 of LA04/2018/1415/F.
Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,
Decision: AL
Decision Date:

Ref ID: LA04/2021/0216/F
Proposal: Proposed balcony to Apartment 5, First Floor, Apartment Block B (retrospective)
Address: 332-334 Ormeau Road Belfast BT7 2GE,
Decision: PR
Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: