

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 Dec 2015	Item Number:
Application ID: Z/2014/1665/F	Target Date:
Proposal: Demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works	Location: Peter Pan Complex 90-120 Springfield Road adjoining Springfield Avenue Belfast
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Pan Residential	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p>Executive Summary:</p> <p>The application seeks full planning permission for the demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the character of the area; • Impact on residential amenity; and • Traffic and parking. <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is on unzoned land (whiteland). The principle of development is acceptable at this location and given the site's planning history for residential development (184 units approved in 2009) and the fact that the betting office is an already established use on the site along the commercial frontage.</p> <p>The proposal has been assessed against DCAN 3, Policy QD 1 (PPS 7), and the car parking element against Planning Policy Statement 3 (PPS 3).</p> <p>1 objection has been received. The main issues raised included not being neighbour notified, emergency evacuation of staff and trainees from Workforce, traffic, sound and usage, asbestos and contamination on site, heritage aspect due to association of the site with baker Barney</p>	

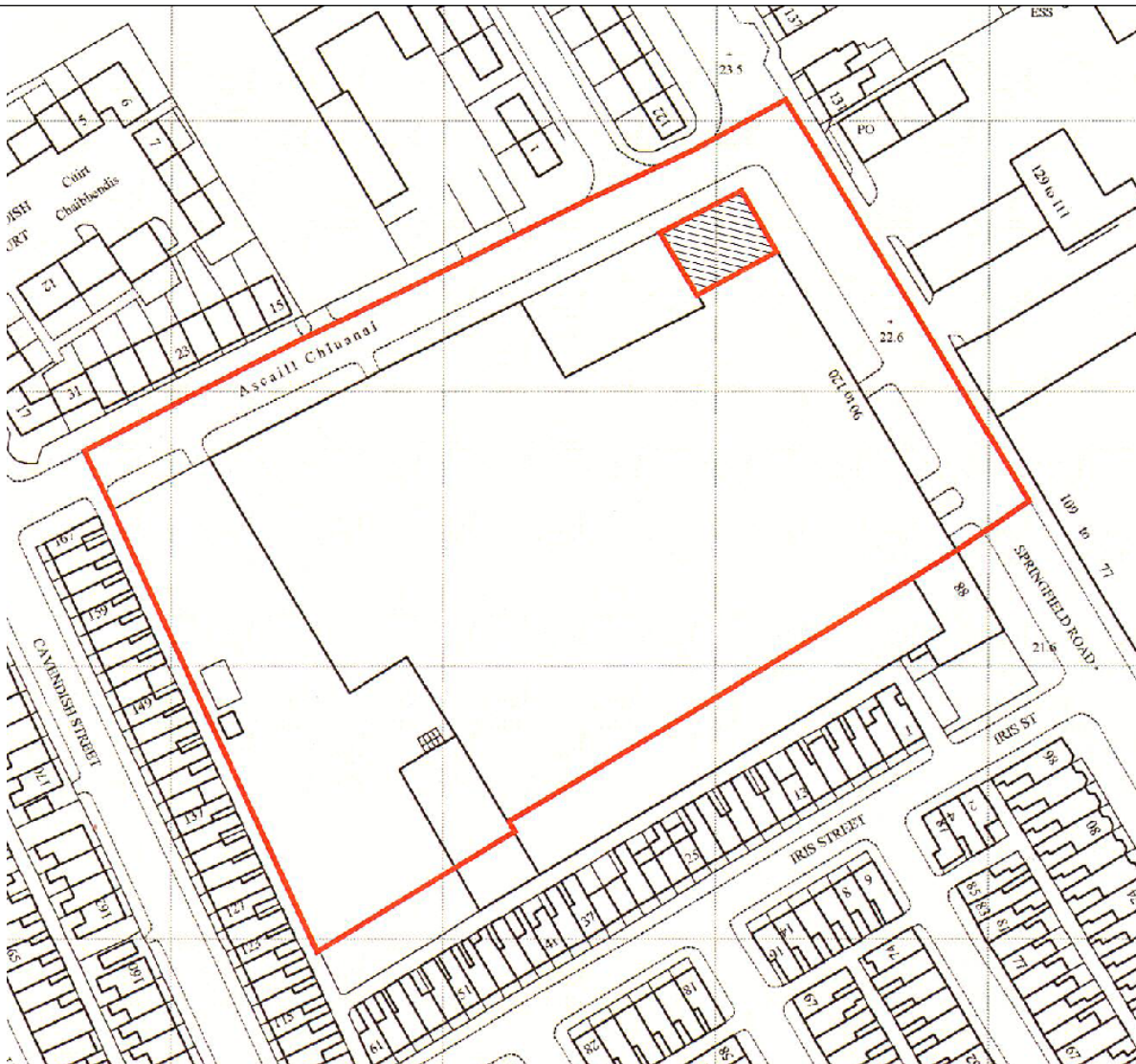
Hughes.

Consultees offered no objections in principle with the scheme, and standard conditions and informatives are recommended.

Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the character of the area and residential amenity. Approval is therefore recommended with conditions.

Case Officer Report

Site Location Plan



Neighbour Notification Checked

Yes

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Demolition of existing buildings and erection of 2 no. commercial units (reinstatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works.</p>
2.0	<p>Description of Site</p> <p>Flat rectangular site with 3 buildings fronting onto Springfield Road. To the rear the site has been cleared of buildings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2007/0951/F- Proposed demolition of existing commercial premises and redevelopment of site for mixed use development consisting of 4 No retail/commercial units and 184 social/affordable residential units (comprising 161 No 3 Person/2 Bedroom apartments, 13 No 5 Person/3 Bedroom Maisonettes and 10 No 2 ½ Storey 5 Person/3 Bedroom Dwelling Houses), basement car parking including separate accesses from Springfield Road and Springfield Avenue, associated Multi-Use Games Area (MUGA), hard and soft landscaping and associated site works at Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue, Belfast. Approved 08.09.2009.</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015 Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 12- Housing in Settlements</p>
5.0	<p>Statutory Consultees</p> <p>NIEA- Historic Buildings Unit- No Objections NIEA- Historic Monuments Unit- No Objections Transport NI- No Objections NIWater- No Objections</p>
6.0	<p>Non- Statutory Consultees</p> <p>Belfast City Council- EPU- No Objections</p>
7.0	<p>Representations</p> <p>1 representation received. The main issues raised include:</p> <ul style="list-style-type: none"> ● included not being neighbour notified, ● emergency evacuation of staff and trainees from Workforce

	<ul style="list-style-type: none"> • traffic, • sound and usage, • asbestos and contamination on site, • heritage and association of the site will baker Barney Hughes
8.0	Other Material Considerations
	DCAN 8- Housing in existing Urban Areas DCAN 3- Betting Offices
9.0	Assessment
9.0	<p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of housing at this location; • Impact on the character of the area; • Impact on residential amenity; and • Traffic and parking. <p><u>Principle of Development</u></p>
9.1	<p>The site is located within the development limits of Belfast and is identified as whiteland in the Belfast Metropolitan Area Plan 2015. It also fronts onto the Springfield Road, a designated arterial route. Given this and taking into account the planning history of an approval for apartments on the site and the fact that it does not conflict with area plan designations the principle of development is considered acceptable.</p>
9.2	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. The SPPS states PPS3 remains applicable under 'transitional arrangements'.</p> <p><u>Bookmakers</u></p>
9.3	<p>The bookmakers has been assessed against DCAN 3. In policy terms the bookmakers is considered acceptable as it is located within an established commercial frontage. It was also previously deemed to be acceptable at this location under planning application ref Z/2008/2304/F. It is considered that the impact on prospective residents of the apartments above the bookmakers is not considered to be an issue as the Springfield Road is a busy Arterial route and noise from traffic is will be considerably higher.</p>
9.4	<p><u>Residential element</u></p>
9.5	<p>Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet.</p> <p>In relation to the character of the area criterion (a) states that the development must respect the surrounding context and be appropriate to the character and topography of the</p>

9.6	<p>site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.</p> <p>The character can be broken up into 2 distinct areas- the commercial frontage of the Springfield Road and the more domestic residential character of Springfield Avenue. The proposal consists of a 4 storey development with retail and a betting office on the ground floor and apartments above fronting onto the Springfield Road. Behind the front block the proposal consists of 2 storey dwellings units some of which front onto Springfield Avenue. It is considered that the proposed development on the Springfield Road respects the existing scale and massing of development on both sides of the road. A contextual elevation (drawing 09A) reinforces that the Springfield Road elevation will not result in unacceptable damage to the character of the area. The dwelling units to the rear and those fronting onto Springfield Avenue adhere to the scale and massing of the dwellings in the locality. It is therefore considered that the proposal complies with criterion (a).</p>
9.7	<p>In terms of impact on landscape features, a large street tree located on the footpath between the Springfield Road and the site, which was initially being removed, is now to be retained. It will be necessary to condition any approval to ensure that adequate protection measures are put in place to ensure that the tree is not adversely impacted upon during the construction phase. It is considered that the proposal complies with criterion (b).</p>
9.8	<p>The private amenity space provision for the dwelling units is generally in excess of 70 sq. In fact this is more generous than that found in the locality. Moreover, it is in line with the recommended standard set out in the guidance document 'Creating Places- Achieving quality in new Residential Developments'. The communal private amenity space provision for the proposed apartments is below the recommended 10 sq metres per apartment. However, considering the context with the apartments fronting onto an arterial route and within walking distance to Dunville Park, located at the junction of the Springfield Road and Falls Roads, it is considered that the proposal complies with criterion (c).</p> <p><u>Impact on Residential Amenity</u></p> <p>In regards to impact on residential amenity, criterion (h) of QD 1 of PPS 7 requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and the orientation of the development in relation to the existing dwellings. It is considered that dominance and loss of light will not be an issue given the separation distances between the proposed development and the existing dwellings that abut the application. In terms of overlooking the dwellings in Cavendish Street which run parallel with the western boundary of the application site sit approximately 2.2 metres lower than the proposed dwellings. A detailed cross section was submitted by the application which demonstrates that the separation distances proposed coupled with the service entry in between is adequate and will not lead to unacceptable overlooking. The proposal complies with criterion (h).</p>
9.9	<p><u>Traffic and Parking</u></p> <p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. There are 90 residential units proposed (50 dwellings and 40 apartments). The total car parking provided is 74 spaces. This equates to an average of 0.82 spaces per dwelling. Having regard to the parking standards 147 car parking spaces are required.</p>

9.10	<p>This equates to a shortfall of 73 spaces. Transport NI advise that they consider that the proposal is for affordable housing in an inner city location with good public transport links and in which a higher proportion of residents will not own or have access to a car.</p> <p><u>Other matters</u></p> <p>A Preliminary Generic Risk Assessment and Remediation Strategy was submitted by the applicant following concerns raised by Belfast City Council's Environmental Protection Unit that previous land uses in the vicinity of the application site had the potential to cause ground contamination. It was also noted that asbestos was present on the site. In regards to the asbestos, the applicant states that it will be removed from the site (treated as hazardous waste) followed by a visual assessment of the of the area with remedial excavation works to be conducted as required; the oil storage tank has been discounted as a contaminating land source, and in any case, the proposed encapsulation works to Zone 1 will mitigate any likelihood of residual contamination. Following the submission of a revised remediation strategy both NIEA Waste Management and Belfast City Council's Environmental Protection Unit have now offered no objections to the proposal</p>
9.11	<p><u>Objections</u></p> <p>One objection was received and is considered below:</p> <ul style="list-style-type: none"> ● The objector has not been prejudiced as they are aware of the proposal. However, in line with the new statutory requirement the objector was neighbour notified on 30th November 2015. ● It is considered that the proposed development will not impact on the emergency evacuation of staff and trainees from the adjacent building. There is an access way between the development and the adjacent business which will allow evacuation if necessary. ● Transport NI was consulted in regards to traffic and parking and are satisfied that the proposal will not prejudice the safety or convenience of road users or pedestrians. ● It is anticipated that noise is likely to only be an issue during the construction phase. ● The applicant will need a license to dispose of any asbestos stored on site. In terms of land contamination it has been accepted by NIEA and the Environmental Protection Unit of Belfast City Council that mitigation measures proposed by the applicant can overcome any potential problems. ● The concern raised about the heritage aspect due to association of the site with baker Barney Hughes, is a matter for the developer and is not a planning concern.
10.0	<p>Summary of Recommendation: Approval</p>

10.1	The development is in accordance with the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended subject to conditions set out below.
11.0	<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 4374-C01 Rev T4 bearing the Belfast Planning Service date stamp 13/10/15, prior to the commencement of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. No dwelling shall be occupied until related hard surfaced areas (incurtilage / lay-by provision) have been constructed in accordance with the approved Drawing No. 4374-C01 revision T4 bearing Belfast Planning Service date stamp 13 October 2015 to provide adequate facilities for parking. These spaces shall be permanently retained.</p> <p>Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.</p> <p>4. No apartment shall be occupied until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>5. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>6. 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:4374-C01 Rev T4 bearing the TransportNI</p>

determination date stamp 2/11/15.

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

7. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.
The works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing No:4374-C01 Rev T4 bearing the date stamp 2/11/15. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

8. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of TransportNI.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

9. Prior to the occupation of the last dwelling, a One Year Residential Travel Card shall be provided free of charge with the purchase / allocation of 14 of the 90 residential units, (equivalent to 16% of the development.) Travel Cards will be allocated by the Developer so as to provide best uptake of the scheme.

Reason: To encourage alternative modes of transport to the private car.

10. Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in Section 4.0 of the WYG Environment '*Former Peter Pan Bakery, 90-120 Springfield Road, Belfast; Preliminary and Generic Quantitative Risk Assessment*' dated May 2015, Job No: A092359 and supplementary WYG letter report dated 21st September 2015 (Reference A0923659), have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with gardens). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate:

- gas protection measures in accordance with CIRIA C665 Characteristic Situation 2 have been installed throughout the buildings of the proposed development. The gas protection membrane shall also act as a vapour protection membrane.
- reduced level excavation and capping layer of clean imported material demonstrably suitable for end use within the garden/landscaped areas of Zone 1 (WYG Figure 6).

- excavation and additional validation soil testing in the vicinity of BH202 (WYG Figure 6) for metal contamination (lead/arsenic) within Zone 2.
- additional soil sampling and testing in the proposed garden areas of Zone 2 for the presence of Beryllium impacted soils, the statistical analysis of soil results with evidence of implementation of the appropriate remediation measure.

Reason: In the interest of Environmental Health.

11. The development hereby permitted shall not commence until a detailed remediation strategy to address all unacceptable risks to receptors identified White Young Greens Preliminary and Generic Quantitative Risk Assessment job number A092359 revision D1.0, dated May 2015. This strategy must be submitted in writing and agreed with the Planning Authority and should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

Reason: In the interests of human health.

12. The development hereby permitted shall not be occupied until the remediation measures as described in the remediation strategy submitted under Condition 11 have been implemented to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: In the interests of human health.

13. No site works of any nature or development shall take place until a programme of archaeological work, has been implemented, in accordance with a written scheme and programme prepared by a qualified industrial archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of industrial archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that industrial archaeological remains within the application site are properly identified, and protected or appropriately recorded.

14. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

	<p>15. Prior to the commencement of development details and samples of the external finishes and materials shall be submitted to Belfast City Council for agreement, and shall be constructed in accordance with those exemplars noted on the approved drawings.</p> <p>Reason: To ensure an appropriate quality standard and in the interests of visual amenity.</p> <p>16. Prior to commencement of any site works protective fencing shall be erected in accordance with section 8 & 10 of BS 5837 Trees in Relation to Construction around the street tree coloured purple on the approved drawing O2D date stamped 13th October 2015. It shall be erected at the crownsread or half the height of the tree whichever is the greatest and in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and no works shall be carried out including changes ground levels, excavations or fires lit without the written consent of the Department.</p> <p>Reason: To protect trees and other vegetation to be retained.</p> <p>17. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
<p>12.0</p>	<p>Notification to Department (if relevant)</p> <p>N/A</p>
<p>13.0</p>	<p>Representations from Elected Members</p> <p>N/A</p>

ANNEX	
Date Valid	5th December 2014
Date First Advertised	2nd January 2015
Date Last Advertised	2nd January 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Iris Street Edenderry Belfast</p> <p>The Owner/Occupier, 1 Springfield Court Edenderry Belfast</p> <p>The Owner/Occupier, 10 Iris Street Edenderry Belfast</p> <p>The Owner/Occupier, 10 Springfield Court Edenderry Belfast</p> <p>The Owner/Occupier, 107 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 109 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 11 Iris Street Edenderry Belfast</p> <p>The Owner/Occupier, 11 Springfield Court Edenderry Belfast</p> <p>The Owner/Occupier, 111 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 111-129 Blackstaff Industrial Complex Springfield Road Edenderry</p> <p>The Owner/Occupier, 113 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 115 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 117 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 119 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 12 Iris Street Edenderry Belfast</p> <p>The Owner/Occupier, 12 Springfield Court Edenderry Belfast</p> <p>The Owner/Occupier, 121 Cavendish Street Edenderry Belfast</p> <p>The Owner/Occupier, 122 Springfield Road Edenderry Belfast</p>	

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88 Springfield Road, Belfast, BT12 7AJ
The Owner/Occupier,
9 Iris Street Edenderry Belfast
The Owner/Occupier,
9 Springfield Court Edenderry Belfast

Date of Last Neighbour Notification

13th January 2015

Date of EIA Determination

30th November 2015

ES Requested

No

Planning History

Ref ID: Z/2014/1665/F

Proposal: Demolition of existing buildings and erection of 2 no. commercial units (re-instatement of existing bookmakers and 1 no. retail unit) and 90 no affordable housing units (48 no dwellings and 42 no. apartments) with associated parking, landscaping site and access works

Address: Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue,

Belfast,
Decision:
Decision Date:

Ref ID: Z/2012/0806/F
Proposal: Change of use of ground floor to amusement arcade
Address: 114 Springfield Road, Belfast,
Decision: PG
Decision Date: 13.03.2013

Ref ID: Z/1992/2943
Proposal: Erection of fire escape stairway
Address: PETER PAN SOCIAL CLUB 90/120 SPRINGFIELD ROAD BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2008/2304/F
Proposal: Temporary relocation of present bookmakers premises within Peter Pan Complex at 90-118 Springfield Road including erection of temporary building and security fencing.
Address: Vacant site at 120 Springfield Road, Belfast, adjoining Peter Pan Complex and Springfield Avenue
Decision:
Decision Date: 04.02.2009

Ref ID: Z/1984/1940
Proposal: REINSTATEMENT OF HAIRDRESSING SALON
Address: 6 SPRINGFIELD AVENUE
Decision:
Decision Date:

Ref ID: Z/1999/2657
Proposal: Change of use from social club to family entertainment centre to include gaming and amusement machines, pool tables, cafe and crèche.
Address: 90-120 SPRINGFIELD ROAD, BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/1979/1921
Proposal: CHANGE OF USE FROM VACANT BAKERY TO SOCIAL AND

RECREATION CLUB

Address: 120 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/2005/0210/A

Proposal: 2 no. 48 sheet advertising hoardings.

Address: Gable end of 90 - 120, Springfield Road, Edenderry, Belfast, Northern Ireland, BT12 7AJ

Decision:

Decision Date:

Ref ID: Z/2006/0897/A

Proposal: 1 no. 48 sheet advertising hoarding fixed to gable wall.

Address: Gable end of 90-120 Springfield Road, Edenderry, Belfast, BT12 7AJ

Decision:

Decision Date: 01.07.2006

Ref ID: Z/1988/2135

Proposal: Housing development

Address: LAND AT DUNSTAN STREET AND DIMSDALE STREET BOUNDED BY SPRINGFIELD AVENUE AND FORFAR STREET BT11

Decision:

Decision Date:

Ref ID: Z/2002/0916/F

Proposal: Refurbishment of existing two storey training and office building, erection of new three storey training and office building and replacement of workshop block to rear of site.

Address: Springfield Road Belfast BT12 7AJ

Decision:

Decision Date: 07.10.2002

Ref ID: Z/1980/1349

Proposal: ALTERATIONS TO EXISTING ENTRANCE

Address: SPRINGFIELD AVENUE, BT12

Decision:

Decision Date:

Ref ID: Z/2008/0202/F

Proposal: Proposed mixed use development to include 60no residential units, 2no retail

units and associated car parking.

Address: 111-129 Springfield Road, Edenderry, Belfast BT12 7DQ

Decision:

Decision Date: 28.05.2009

Ref ID: Z/1977/0417

Proposal: ALTERATIONS OF EXISTING GATE OPENING AND WIDENING OF CROSS-OVER

Address: 90 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/2005/0491/A

Proposal: 2 x 48 Sheet display panels

Address: 88 Springfield Road, Edenderry, Belfast, Northern Ireland, BT12 7AJ

Decision:

Decision Date:

Ref ID: Z/1980/1800

Proposal: CHANGE OF USE TO AUTO REPAIR SHOP

Address: UNIT 8, 90-120 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/1981/0074

Proposal: CHANGE OF USE FROM OFFICES TO SHOP AND NEW SHOP FRONT

Address: 90 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/1980/1202

Proposal: CHANGE OF USE OF PREVIOUS BAKERY OFFICES AND GARAGE TO STORE AND

Address: 120 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/2012/0240/F

Proposal: Placing of planters to side of 90 Springfield Road

Address: 90 Springfield Road, Belfast, BT12 7AJ,

Decision:

Decision Date: 28.05.2012

Ref ID: Z/1999/3399/F

Proposal: Change of use from social club to family entertainment centre to include gaming and amusement machines, quazar, crèche and pool tables.

Address: Never Never Land, The Peter Pan Complex, 90-120 Springfield Road

Decision:

Decision Date: 02.05.2000

Ref ID: Z/2007/0951/F

Proposal: Proposed demolition of existing commercial premises and redevelopment of site for mixed use development consisting of 4 No retail/commercial units and 184 social/affordable residential units (comprising 161 No 3 Person/2 Bedroom apartments, 13 No 5 Person/3 Bedroom Maisonettes and 10 No 2 ½ Storey 5 Person/3 Bedroom Dwelling Houses), basement car parking including separate accesses from Springfield Road and Springfield Avenue, associated Multi-Use Games Area (MUGA), hard and soft landscaping and associated site works.

Address: Peter Pan Complex, 90-120 Springfield Road, adjoining Springfield Avenue, Belfast

Decision:

Decision Date: 08.09.2009

Ref ID: Z/1994/2096

Proposal: Change of use from car repairs depot to shop unit and provision of a shop front

Address: 90-120 SPRINGFIELD ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2004/0967/F

Proposal: Erection of 27 No. retail units and 111 No. apartments above, with associated basement car parking for apartments.

Address: Peter Pan Complex, 90-120 Springfield Road, Belfast

Decision:

Decision Date: 07.07.2006

Ref ID: Z/1994/2905

Proposal: Construction of new vehicular access

Address: 90-120 SPRINGFIELD ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1987/2007
Proposal: Provision of 2 new shop units
Address: 90/120 SPRINGFIELD ROAD BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/1987/0475
Proposal: Shop sign
Address: 90 SPRINGFIELD BELFAST BT 12
Decision:
Decision Date:

Ref ID: Z/2010/0134/A
Proposal: Replacement shop signs.
Address: 3, 5, 7, 9, 11, 12, 13, 15, 17, 19, 21, 23, 16, 22, 24, 26, 29, 31, 33, 34, 35, 42, 39, 41, 43-46, 66, 68, 73, 129 (units 3, 4, 6), 148, 150, 152, 154, 156, 158, 223, 226, 228 Springfield Road and 15-17 Blackstaff Industrial Estate, Belfast
Decision:
Decision Date: 08.03.2010

Ref ID: Z/1980/1619
Proposal: CHANGE OF USE FROM GARAGE TO PREMISES AS A BASE FOR A YOUTH PROJECT
Address: UNIT 1A, 90-120 SPRINGFIELD ROAD
Decision:
Decision Date:

Ref ID: Z/1993/2094
Proposal: Change of use from tyre depot to amusement arcade
Address: UNIT 3A PETER PAN COMPLEX, 90/120 SPRINGFIELD ROAD BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2000/2862/F
Proposal: Retrospective change of use from retail unit to cafe/hot food takeaway
Address: Unit 3B Peter Pan Complex, Springfield Road, Belfast
Decision:
Decision Date: 09.03.2001

Ref ID: Z/1980/0337

Proposal: CONVERSION OF VACANT BAKERY OFFICES TO TWO SHOP UNITS

Address: 90-120 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/1980/1060

Proposal: SOCIAL AND RECREATION CLUB FOR PETER PAN SOCIAL CLUB

Address: 90-120 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/1986/0157

Proposal: UPGRADING OF EXISTING FACADES WITH THE PROVISION OF 2
ADDITIONAL SHOP FR

Address: 90-120 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/1990/0080

Proposal: Extension to dwelling

Address: 37 HOUSTON DRIVE BELFAST BT5 6AZ

Decision:

Decision Date:

Ref ID: Z/2006/0003/F

Proposal: Conversion of existing mill building to create 94 no. apartments. Erection of 1 no. block (Block F) to create 1 no. crèche and 1 no. coffee shop and 24 no. apartments with basement car park. Erection of 1 no. block (Block E) to create 3 no. retail units and 32 no. apartments. Erection of 1 no. block (Block D) to create 2 no. retail units, 1 no. office unit and 20 no. apartments. Erection of 1 no. courtyard with basement to create surface and covered car parking. [amended description and drawings].

Address: 77-109 Springfield Road, Ballymagarry, Belfast, BT12 7AH

Decision:

Decision Date: 15.08.2007

Ref ID: Z/2008/0656/F

Proposal: Erection of 1 no. block (block F) to create 1 no day nursery and 24 apartments [amended description].

Address: 77-109 Springfield Road, Edenderry, Belfast, BT13 3PZ

Decision:

Decision Date: 29.05.2008

Ref ID: Z/2008/1749/F

Proposal: Conversion of existing mixed use mill building to create 95No of apartments. Erection of 1 No. Block (Block F) to create 1 No. day nursery and 24 apartments with basement car park. Erection of 1 No. Block (E) to create 4 retail units and 32No. of apartments. Erection of 1 No. Block (D) to create 2 retail units and 1 office and 20No. apartments. Erection of 1 No. courtyard with basement to create surface and covered car parking spaces. Amended design to block D to planning Ref. Z/2006/0003/F and external stair to Block D. [amended description and plans]

Address: 77-109 Springfield Road, BT12 7AH

Decision:

Decision Date: 25.11.2009

Ref ID: Z/1991/0080

Proposal: Construction of incinerator

Address: VETERINARY RESEARCH LABORATORY, STONEY ROAD, DUNDONALD BELFAST BT16

Decision:

Decision Date: 16.10.1991

Ref ID: Z/2013/0328/F

Proposal: Change of use from old derelict Peter Pan Industrial Estate to fuel sales with diesel pump for vehicular use. Small moveable steel office container portaloo WC and vehicular access and manoeuvring area.

Address: 90-120 Springfield Road, Belfast, Lands within Peter Pan Industrial Estate, BT12 7AJ,

Decision: PG

Decision Date: 25.03.2015

Drawing Numbers and Title

01, 02D, 03, 04, 05A, 06A, 07A, 08A, 09A, 11, 12, 13, 14, 15A

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: