

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Z/2013/1402/F	<b>Target Date:</b>
<b>Proposal:</b> Demolition of existing public house, betting office and snooker hall, construction of betting office, public house, ATM and 26 no. apartments (amended description and plans).	<b>Location:</b> 151-167 Antrim Road and 12 Halliday's Road Belfast BT15 2GW
<b>Referral Route:</b>  More than 4 residential units	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Oakland Homes (Antrim Road) LTD	<b>Agent Name and Address:</b> Like Architects 34 Bedford Street Belfast BT2 7FF
<b>Executive Summary:</b>  <p>The application seeks full planning permission for the demolition of existing public house, betting office and snooker hall, construction of betting office, public house, ATM and 26 no. Apartments.</p> <p>The application was presented to the then BCC Town Planning Committee on 5<sup>th</sup> February 2015 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2013/1402/F.</p> <p>The application was recommended to council with an opinion to refuse as the proposal impacted adversely on the setting of two listed buildings- namely Duncairn Church Complex and St James Church of Ireland on the opposite side of the Antrim Road and would cause unacceptable damage to the character and residential amenity of the area through inappropriate scale, form, massing, layout and design and would result in dominance and overshadowing to neighbouring residents.</p> <p>The main planning issues include:</p> <ul style="list-style-type: none"> <li>• The principle of this mixed use development at this location;</li> <li>• Design &amp; Visual Amenity; Impact on the setting of nearby listed buildings; and</li> <li>• Impact on residential amenity;</li> </ul> <p>The site is located on the Antrim Road an arterial route as designated in the Belfast Metropolitan Area Plan (BMAP 2015). The principle of development is acceptable as it does not conflict with area plan designations.</p>	

The proposal has been assessed against the following Policies – Strategic Planning Policy 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, DCAN 3 and DCAN 7.

23 representations were received. The issues raised are set out and considered within the case officer report.

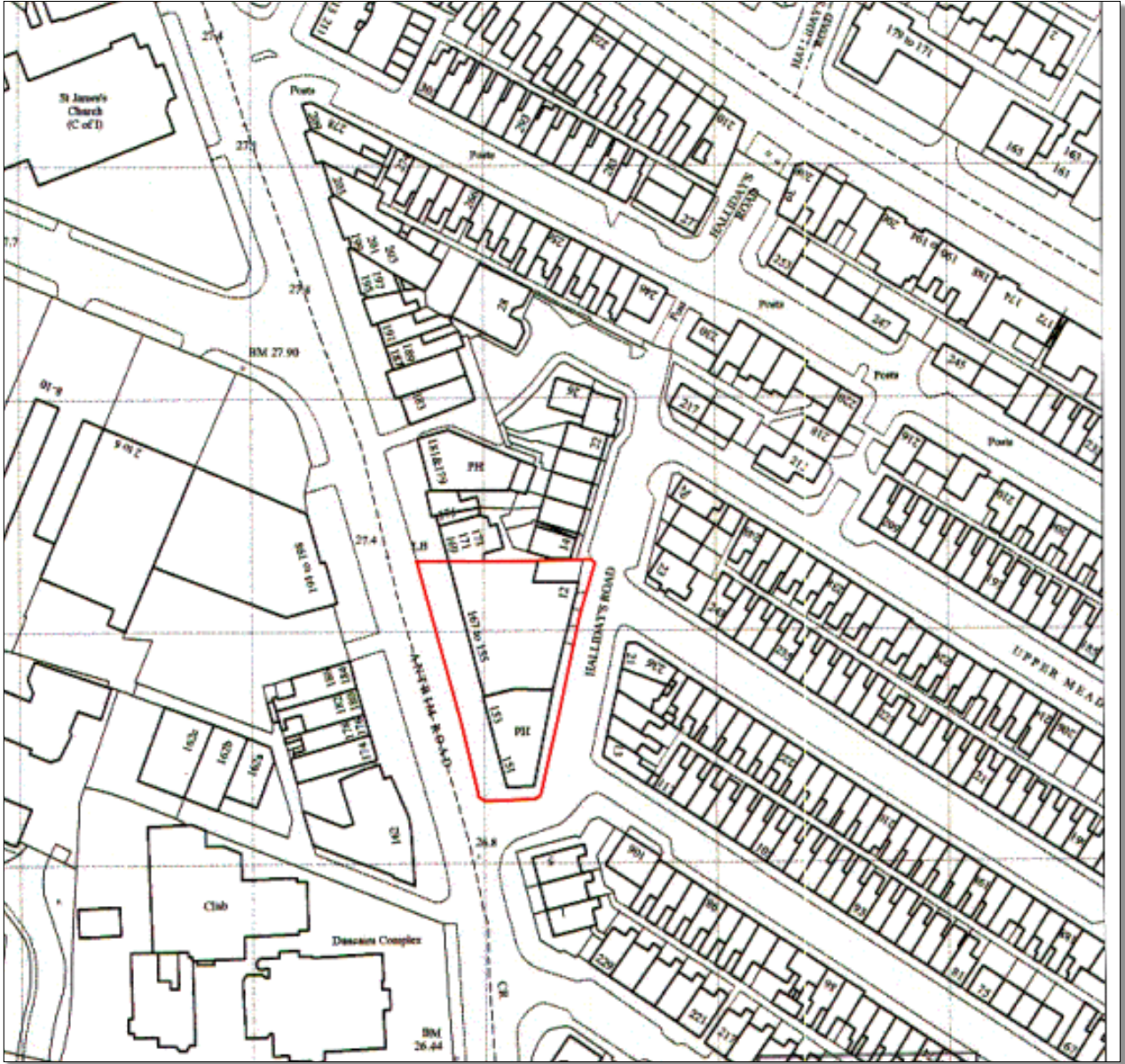
Amended plans were received on 22 October 2015 which reduced the height, scale and massing of the proposal and addressed previous concerns. The amendments included a reduction in the number of apartments from 31-26, the removal of the fifth floor and the stepping down of the building to 3 storey where it abuts 169-173 Antrim Road.

NIWater, Transport NI, Belfast City Council's Environmental Protection Unit and NIEA- Historic Buildings Unit have no objections to the proposal subject to conditions / informatives.

The development is in accordance with the development plan and meets all other policy requirements. Approval is recommended subject to conditions as set out in the case officer's report.

# Case Officer Report

## Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>Full planning permission is sought for demolition of existing public house, betting office and snooker hall, construction of betting office, public house, ATM and 26 no. Apartments.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at the corner of the Antrim Road and Hallidays Road and presently occupied by a 2 storey flat roof building that contains a pub and betting office.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>N/A</p>
<b>4.0</b>	<p><b>Policy Framework</b></p> <p>Belfast Metropolitan Area Plan 2015- AR 01/02  Regional Development Strategy  Strategic Planning Policy Statement for Northern Ireland  Planning Policy Statement 3 - Access, Movement and Parking  Planning Policy Statement 6- Planning Archaeology and the Built Environment  Planning Policy Statement 7: Quality Residential Environments  Planning Policy Statement 12: Housing in Settlements</p>
<b>5.0</b>	<p><b>Statutory Consultees</b></p> <p>NIEA- Historic Buildings Unit- No Objections  Transport NI- No Objections  NIWater- No Objections</p>
<b>6.0</b>	<p><b>Non- Statutory Consultees</b></p> <p>Belfast City Council- EPU- No Objections</p>
<b>7.0</b>	<p><b>Representations</b></p> <p>23 representations received.</p> <p>The main issues raised include:</p> <ul style="list-style-type: none"> <li>• loss of light;</li> <li>• overlooking;</li> <li>• traffic congestion and car parking problems;</li> <li>• Inadequate amenity space;</li> <li>• overdevelopment;</li> <li>• unacceptable scale height and massing;</li> <li>• Impact on the setting of the two nearby listed churches;</li> <li>• The shop fronts are not in character with the surrounding area;</li> <li>• no travel plan has been submitted;</li> <li>• the P1 form fails to give accurate information on the breakdown of existing and proposed uses;</li> <li>• there is no management plan; and</li> <li>• there is no clarification as to whether the proposal is for social housing.</li> </ul>
<b>8.0</b>	<p><b>Other Material Considerations</b></p> <p>DCAN 8: Housing in Existing Urban Areas  DCAN 3: Betting Offices</p>

	DCAN 7: Public Houses
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The main planning issues include:</p> <ul style="list-style-type: none"> <li>• The principle of this mixed use development at this location;</li> <li>• Visual Amenity;</li> <li>• Impact on the setting of nearby listed buildings; and</li> <li>• Impact on residential amenity;</li> </ul> <p><u>Principle of Development</u></p>
9.2	<p>The site is located on the Antrim Road, an arterial route as designated in the Belfast Metropolitan Area Plan. The principle of development is considered acceptable as the proposal does not conflict with area plan designations and the fact that public house and betting office are already established uses on the site. It is also considered acceptable as the revised scheme does not impact on the setting of the nearby listed churches.</p>
9.3	<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>Assessment against criteria set out under BMAP 2015</u></p>
9.4	<p>The site is located on an Arterial Route (AR 01/02) as identified in BMAP. There is specific design criteria set out in this designation. Of particular relevance is that building heights and massing should be appropriate to the scale of the street. Taking into account the existing context with a 5 storey development opposite the application site and 4 storey development nearby on the Antrim Road, it is considered that the proposal complies with Designation AR 01.</p> <p><u>Public House</u></p>
9.5	<p>The public house has been assessed against DCAN 7. It is acknowledged that the public house is an already established use on the site. It is noted in the Noise Impact Assessment submitted by the applicant that an entertainments licence will not be sought and consequently there will be no elevated level of noise. It is therefore accepted that the existing residents in Hallidays Road and the Antrim Road as well as the prospective residents will not suffer from unacceptable noise levels, a view shared by Belfast City Council's Environmental Protection Unit.</p> <p><u>Betting office</u></p>
9.6	<p>The betting office has been assessed against DCAN 3. Similar to the public house a betting office currently operates on the site. It therefore has to be acknowledged that the principle was considered acceptable at this location previously. It must also be acknowledged that the existing residents in the vicinity of the application site have become accustomed to it operating at this location. Given the lack of objection raised by Belfast City Council's Environmental Protection Unit both in relation to impact on existing and proposed residents it is considered that on balance, the use is acceptable at this location.</p>

9.7	<p><u>Impact on the setting of Listed Buildings</u></p> <p>The proposal has been assessed against Policy BH 11 of PPS6. There are 2 listed buildings in the vicinity of the application site. Duncairn Church Complex and St James Church of Ireland. NIEA Historic Buildings Unit initially objected to the proposal stating that it impacted adversely on the setting of these listed buildings. However following discussions between NIEA, Belfast City Council and the applicant, amended plans were received reducing the height, scale and massing of the proposal. NIEA now have offered no objections. It is therefore considered that the proposal complies with BH 11 of Planning Policy Statement 6.</p>
9.8	<p><u>Assessment of Residential Element</u></p> <p>Policy QD1 of PPS7 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>
9.9	<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 site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.</p>
9.10	<p>The site context has 2 distinct character areas, the commercial frontage of the Antrim Road and the smaller domestic scale residential housing located to the rear in Halliday's Road. Amendments to improve the design and to overcome concerns raised by Belfast Planning Office were received on 22<sup>nd</sup> October 2015. These included a reduction in the number of apartments from 31-26, the removal of the fifth floor on the Antrim Road elevation (a reduction in the overall height from 16.5 metres to 14 metres) and the stepping down of the proposal to 3 storey where it abuts numbers 169- 173 Antrim Road. The scheme also steps down to 3 storey in the Halliday's Road thus respecting the domestic scale of the 2 ½ storey terrace dwellings. It is considered that the proposal complies with criterion (a).</p>
9.11	<p>In regards to criterion (b) it is considered that the reduced scheme does not adversely impact on the setting of the two nearby listed building, a view shared by NIEA. It is also considered the proposal complies with criterion (b).</p>
9.12	<p>The private amenity space provision for the apartments consists of balconies and a roof garden. It is fairly frugal but given the sites location fronting onto an arterial route and within an inner city urban area it is considered it is acceptable for the needs of prospective occupants. It is considered that the proposal complies with criterion (c).</p> <p>The design of the proposal is contemporary with a feature tower at the junction of the Antrim Road and Hallidays Road. Materials (red brick and render) are consistent with those found in the locality. The Hallidays Road elevation has been redesigned to include a more active frontage to the street. It is considered that the proposal complies with criterion (g).</p>

	<p><u>Impact on Residential Amenity</u></p> <p>9.13 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. The revised scheme has been reduced significantly since the original submission. It is considered that there will be some loss of light and dominance given the orientation of the apartments in relation to the existing dwellings in Halliday's Road.</p> <p>9.14 However it must be acknowledged that in any built up urban area some impact on residential amenity is expected and the key test is whether this impact will cause unacceptable damage to residential amenity. Having regard to the separation distances between the proposal and neighbouring dwellings as well as the path of the sun throughout the day it is considered that the reduced scheme on balance will not lead to an unacceptable impact on residential amenity through dominance or overshadowing. Overlooking is not considered to be an issue. In regards to noise it has been accepted through the submission of a noise impact assessment that existing or proposed residents will not be unduly affected also. It is therefore accepted that the proposal complies with criterion (h).</p> <p><u>Traffic and Parking</u></p> <p>9.15 The proposal has been assessed against PPS 3 and associated guidance. The application site is located within a highly accessible inner city urban location with direct and frequent public transport links. Transport NI was consulted in regard to the planning application and has no objection subject to conditions and informatives. There is no car parking spaces provided with the application – only cycle parking provision. The applicants submitted a car parking audit in support of a reliance on on-street car parking for the proposed development. The on-street car parking is acceptable given the sites location within an inner urban location, close to the city centre and with direct access to frequent public transport.</p> <p>9.14 In regards to the objections received:</p> <ul style="list-style-type: none"> <li>• The concern about loss of light has been detailed in the above report.</li> <li>• Overlooking is not considered to be an issue. The windows on the proposed apartment block overlook the front of the dwellings in Hallidays Road and not their rear amenity space.</li> <li>• Transport NI was consulted in regard to the planning application and has recommended approval subject to conditions; The car parking for the proposed development is on-street. The on-street car parking is acceptable given the sites location within an inner urban location is close proximity to the city centres and with direct access to frequent public transport.</li> <li>• The issues of amenity space provision have been considered in detail in the above report.</li> <li>• The scale, massing and design of the revised scheme are considered acceptable. Again this is detailed in the above report.</li> <li>• The impact of the proposed development on the setting of the listed churches has also been adequately considered under BH 11 of PPS 6.</li> <li>• The shop fronts whilst different to those in the locality are considered an improvement when compared to the existing frontage which is dilapidated and detracts from the area.</li> <li>• In regards to the increase in vehicular traffic, Transport NI has considered the</li> </ul>
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	<p>details of the proposal and has no objection subject to conditions.</p> <ul style="list-style-type: none"> <li>• Transport NI did not request a travel plan to be submitted.</li> <li>• The information provided is suffice to enable Belfast City Council to fully assess the proposal;</li> <li>• A condition is to be attached to any planning permission requesting a management plan for the communal open space.</li> <li>• The applicant is not required to specify whether the proposal is for social tenants.</li> </ul>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b> Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.</p>
<p><b>11.0</b></p>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>Reason: Time Limit.</p> <ol style="list-style-type: none"> <li>2. The design of the proposed ventilation plant shall ensure that the associated noise shall be no greater than 52dB(LAR) at the location of neighbouring dwellings including the apartments above.</li> </ol> <p>Reason: In the interests of Environmental Health.</p> <ol style="list-style-type: none"> <li>3. Deliveries and collections by commercial vehicles shall only be made to and from the site between 07:00hrs and 23:00hrs and at no time on Sundays.</li> </ol> <p>Reason: In the interests of Environmental Health.</p> <ol style="list-style-type: none"> <li>4. Windows or doors shall not open out over the public road, verge or footway.</li> </ol> <p>Reason: In the interest of pedestrian safety, road safety and convenience of road users.</p> <ol style="list-style-type: none"> <li>5. Steps, pillars, access ramps, down spouts etc shall not project out into the public road, verge or footway.</li> </ol> <p>Reason: In the interest of pedestrian safety, road safety and convenience of road users.</p> <ol style="list-style-type: none"> <li>6. 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.</li> </ol> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <ol style="list-style-type: none"> <li>7. None of the apartments hereby approved shall be occupied until a signed Legal Agreement is submitted to and approved by Belfast City Council to show how the</li> </ol>



	<p>Communal amenity space detailed on the stamped approved Drawing No. 09C date stamped 22<sup>nd</sup> October 2015 shall be managed and maintained in perpetuity by a Management Company supported by a charitable trust or properly constituted residents association with associated management arrangements, or other such arrangements agreeable to Belfast City Council.</p> <p>Reason: To ensure successful establishment and maintenance in perpetuity of the open space and amenity areas in the interests of visual and residential amenity</p>
<b>12.0</b>	<b>Notification to Department (if relevant)</b>  N/A
<b>13.0</b>	<b>Representations from Elected Members</b>  N/A

<b>ANNEX</b>	
<b>Date Valid</b>	29th November 2013
<b>Date First Advertised</b>	13th December 2013
<b>Date Last Advertised</b>	20th November 2015
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 1 Hallidays Road Town Parks Belfast  E Dempsey, 106 Stratheden Street Town Parks Belfast  M Turner, 111 Stratheden Street Town Parks Belfast  The Owner/Occupier, 13 Hallidays Road Town Parks Belfast  Owner/ Occupier, 14 Hallidays Road Town Parks Belfast  The Owner/Occupier, 15 Hallidays Road Town Parks Belfast  Stephen Marley, 16 Hallidays Road Town Parks Belfast  The Owner/Occupier, 162 Antrim Road Town Parks Belfast  The Owner/Occupier, 162 Antrim Road, Apartment 1, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 10, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 11, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 12, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 13, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 14, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 15, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 16, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 2, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 3, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 4, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 5, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 6, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 7, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 8, Town Parks, Belfast, BT15  The Owner/Occupier, 162 Antrim Road, Apartment 9, Town Parks, Belfast, BT15</p>	

The Owner/Occupier, 162A Antrim Road, Town Parks, Belfast, Antrim, BT15  
 The Owner/Occupier, 162B Antrim Road, Town Parks, Belfast, Antrim, BT15  
 The Owner/Occupier, 162C Antrim Road, Town Parks, Belfast, BT15  
 The Owner/Occupier, 169-171 Antrim Road Town Parks  
 The Owner/Occupier, 17 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 173 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 174 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 175 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 176 Antrim Road, Town Parks, Belfast, BT15  
 The Owner/Occupier, 176B Antrim Road, Town Parks, Belfast, BT15  
 The Owner/Occupier, 177 Antrim Road, Town Parks, Belfast, BT15  
 The Owner/Occupier, 178 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 179-181 Antrim Road Town Parks  
 The Owner/Occupier, 18 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 180 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 182 Antrim Road, Town Parks, Belfast, Antrim, BT15  
 The Owner/Occupier, 183 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 184 Antrim Road, Town Parks, Belfast, Antrim, BT15  
 The Owner/Occupier, 186 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 19 Hallidays Road Town Parks Belfast  
 L Anderson, Collinward Pharmacy and Stores Ltd, 195 Antrim Road Town Parks Belfast  
 L Anderson, Collinward and Pharmacy Stores Ltd, 195 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 196 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 196-200 Antrim Road, Town Parks, Belfast, BT15  
 The Owner/Occupier, 198 Antrim Road Town Parks Belfast  
 The Owner/Occupier, 20 Hallidays Road Town Parks Belfast  
 Bernard Saunders, Vivo Essentials, 203 Antrim Road Town Parks Belfast  
 Aine Maguire, Academy Day Today, 207 Antrim Road Town Parks Belfast  
 M P Collins, 21 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 22 Hallidays Road Town Parks Belfast  
 Joseph Cleary, 222 Spamount Street Town Parks Belfast  
 Fidelma Lee, 224 Spamount Street Town Parks Belfast  
 Owner/ Occupier, 226 Spamount Street Town Parks Belfast  
 Ann Smith, 227 Spamount Street Town Parks Belfast  
 Eileen Saunders, 23 Hallidays Road Town Parks Belfast  
 Owner/ Occupier, 231 Spamount Street Town Parks Belfast  
 Sheila McMahon, 234, Spamount Street, Belfast, bt15 2ff  
 The Owner/Occupier, 236 Spamount Street Town Parks Belfast  
 Suzanne Neill, 237 Spamount Street Town Parks Belfast  
 Ciara McLeish, 24 Hallidays Road Town Parks Belfast  
 Mark Skelly, 243 Spamount Street Town Parks Belfast  
 Martin Gregg, 248 Upper Meadow Street Town Parks Belfast  
 The Owner/Occupier, 25 Hallidays Road Town Parks Belfast  
 Michael McCaffery, 26 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 26 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 27 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 29 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 3 Hallidays Road Town Parks Belfast  
 The Owner/Occupier, 5 Hallidays Road Town Parks Belfast  
 James McKinnon, 84 Stratheden Street Town Parks Belfast  
 F McCann, 98 Stratheden Street Town Parks Belfast  
 Owner/ Occupier, 9B, Stratheden Street, Belfast, BT15

**Date of Last Neighbour Notification**

11th November 2015

<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: Z/2000/2811/CD          Proposal: Traffic calming and environmental improvements (Home zone) in the form of:- Speed humps, road build outs, new parking bays, new hard surfacing, street furniture, tree planting and speed reduction signage          Address: The Long Streets - Hillman St, Upper Meadow St, Spamount St, Stratheden St, Lepper St, Halliday's Rd, Hillman St/Antrim Rd Junction, Halliday's Rd/Antrim Road Junction, Spamount St/North Queen St Junction          Decision:          Decision Date: 17.05.2001</p> <p>Ref ID: Z/1985/0214          Proposal: IMPROVEMENTS TO SHOP FRONT          Address: 171 ANTRIM ROAD          Decision:          Decision Date:</p> <p>Ref ID: Z/1985/0259          Proposal: ALTERATIONS TO SHOP FRONT          Address: 173 ANTRIM ROAD          Decision:          Decision Date:</p> <p>Ref ID: Z/1998/2870          Proposal: Change of use from vacant 1st and 2nd floor retail storage areas to 2 self-contained flats.          Address: 169 ANTRIM ROAD, BELFAST BT15          Decision:          Decision Date:</p> <p>Ref ID: Z/2005/1569/F          Proposal: Erection of 14 no. new residential dwelling units comprising of 4 no. 3 storey dwellings, 4 no. 2 storey dwellings and 6 no. apartments in a 3 storey block.          Address: Lands at 14-20, 20a, 22-24 &amp; 26 Hallidays Road, Belfast, BT15 2FJ          Decision:          Decision Date: 14.11.2006</p> <p>Ref ID: Z/2006/2728/F          Proposal: Erection of 13 no residential units comprising 7 no. dwellings and a 6 unit</p>	

apartment block (amendment to previously approved Z/2005/1569/F).  
Address: Lands at 14-20, 20a, 22-24 & 26 Hallidays Road, BT15 2FJ  
Decision:  
Decision Date: 15.08.2007

Ref ID: Z/1988/2431  
Proposal: Alterations and change of use to form Duncairn  
Playscheme and youth club  
Address: 20 HALLIDAYS ROAD,BELFAST BT15  
Decision:  
Decision Date:

Ref ID: Z/1984/0429  
Proposal: ERECTION OF LANDSCAPED PLAY AREA  
Address: 14-20 HALLIDAYS ROAD  
Decision:  
Decision Date:

Ref ID: Z/2006/1356/F  
Proposal: Change of use of existing retail unit to snooker hall.  
Address: 161-167 Antrim Road, BT15  
Decision:  
Decision Date: 10.08.2006

Ref ID: Z/2005/0416/F  
Proposal: Minor alterations to premises including formation of lobby and tiling to front  
elevation.  
Address: 157 Antrim Road, Town Parks, Belfast, Northern Ireland, BT15 2AH  
Decision:  
Decision Date: 09.09.2005

Ref ID: Z/2005/0415/A  
Proposal: Illuminated shop fascia sign.  
Address: 157 Antrim Road, Town Parks, Belfast, Northern Ireland, BT15 2AH  
Decision:  
Decision Date: 13.09.2005

Ref ID: Z/2002/1426/F  
Proposal: Adaption of existing shop premises to facilitate change of use to family  
entertainment centre  
Address: 157 Antrim Road, Belfast, Bt15  
Decision:  
Decision Date: 07.03.2003

Ref ID: Z/2006/2382/A

Proposal: Erection of one fascia sign. (Amended Scheme).

Address: 161-167 Antrim Road, Town Parks, Belfast, BT15 2GW

Decision:

Decision Date: 27.04.2007

Ref ID: Z/1999/2023

Proposal: Fascia and projecting sign to front elevation

Address: 157 ANTRIM ROAD BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2010/0183/F

Proposal: Change of use from snooker room to bingo hall.

Address: 159-167 Antrim Road, Belfast BT15

Decision:

Decision Date: 23.09.2010

Ref ID: Z/1998/2517

Proposal: Change of use from vacant unit to amusement arcade

Address: 157 ANTRIM ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1986/1542

Proposal: ALTERATIONS TO PREMISES

Address: 155/167 ANTRIM ROAD

Decision:

Decision Date:

Ref ID: Z/1990/2469

Proposal: Alterations to existing bookmakers office

Address: 155/157 ANTRIM ROAD BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1998/2399

Proposal: Change of use from vacant social club to 2 ground floor retail units at 159 to 167 with 1st floor office accommodation from 155 to 167.

Address: 155-167 ANTRIM ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1980/1607  
Proposal: CHANGE OF USE TO CLUB ROOMS  
Address: 159/167 ANTRIM ROAD  
Decision:  
Decision Date:

Ref ID: Z/1976/1056  
Proposal: REINSTATEMENT OF SHOP FRONT  
Address: 155-167 ANTRIM ROAD  
Decision:  
Decision Date:

Ref ID: Z/1980/0381  
Proposal: CHANGE OF USE TO CLUB ROOMS  
Address: 155-167 ANTRIM ROAD  
Decision:  
Decision Date:

Ref ID: Z/1999/2022  
Proposal: Proposed new shopfronts, entrance door and concealed roller shutter  
Address: 157 ANTRIM ROAD BELFAST BT15  
Decision:  
Decision Date:

Ref ID: Z/1987/2468  
Proposal: Erection of free standing bus shelter  
Address: ADJACENT TO 155 ANTRIM ROAD, BELFAST BT1  
Decision:  
Decision Date:

Ref ID: Z/1980/1606  
Proposal: CHANGE OF USE TO BETTING SHOP  
Address: 155-157 ANTRIM ROAD  
Decision:  
Decision Date:

Ref ID: Z/2011/1399/A  
Proposal: New shop signage to existing buildings  
Address: No's 151-175 179-181 189-193 199-211 215-217 223-223a 227-233 243-263 174-182 Antrim Road and No 9 Atlantic Avenue and 249-251 Duncairn Gardens Belfast,  
Decision: CG  
Decision Date: 04.12.2012

Ref ID: Z/2013/1402/F

Proposal: Demolition of existing public house, betting office (bookmaking office) and snooker hall, construction of local convenience shop, betting office (bookmaking office), public house, ATM and 31no. apartments.

Address: 151-167 Antrim Road and 12 Halliday's Road, Belfast, BT15 2GW,

Decision:

Decision Date:

**Drawing Numbers and Title**

01, 05B, 06C, 07C, 08C, 09C, 11C 12C, 115C, 18A

**Notification to Department (if relevant)**

Date of Notification to Department: None

Response of Department: Not Applicable