

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 19 January 2016	
<b>Application ID:</b> Z/2014/1053/F	
<b>Proposal:</b> Construction of 48no. apartments (39 x 2bed and 9 x 1bed) in 8no. separate blocks with associated parking and communal amenity space.	<b>Location:</b> 3 Milner Street Belfast BT12 6GE
<b>Referral Route:</b> Proposal is more than 4 dwellings	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Knockburn Ltd c/o Agent	<b>Agent Name and Address:</b> M. C. Logan Architects 49 Belmont Road Belfast BT4 2AA
<p><b>Executive Summary:</b> This application seeks full planning permission for the construction of 48 apartments (39 X 2 bed and 9 X 1 bed) in 8 no separate blocks with associated parking and communal amenity space. The proposed blocks are a mix of two and three storey.</p> <p>The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015. The site is located partially within the flood plain of the Blackstaff River watercourse and adjacent to the Westlink.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>● Principle of residential use on the site</li> <li>● Road safety</li> <li>● Visual amenity</li> <li>● Risk of flooding</li> </ul> <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation; Planning Policy Statement 12: Housing in Settlements; and Planning Policy Statement 15: Planning and Flood Risk. The proposal complies with these policies.</p> <p>The issues raised through a written representation were as follows which are considered through the report:</p> <ul style="list-style-type: none"> <li>● An overall plan for the area should be developed</li> <li>● Affordable private houses on the site would be acceptable as long as they are linked to an overall linear plan</li> <li>● View of the Belfast Hills will be obscured</li> <li>● Traffic and road safety</li> <li>● A request for a time extension for lodging objections</li> <li>● Apartments are out of character for this tight knit community</li> </ul>	

- The group would like to see a heritage trail/pathway in the area

All consultees responded with no objections.

An approval with conditions is recommended.

## Case Officer Report

### Site Location Plan



**PROPOSED DEVELOPMENT**  
**3 MILNER STREET**  
**BELFAST BT12 6GE**

**LOCATION MAP - 1 / 1250**

**M C LOGAN ARCHITECTS**  
**49 BELMONT ROAD**  
**BELFAST BT4 2AA**  
**Tel. 028 90 228600**

**DRG. No. 2010 / A / SD / 01**



<b>Representations:</b>	
Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received

Number of Petitions of Objection and signatures	No Petitions Received
<p><b>Characteristics of the Site and Area</b></p> <p><b>1.0 Description of Proposed Development</b> Construction of 48no. apartments (39 x 2bed and 9 x 1bed) in 8no. separate blocks with associated parking and communal amenity space</p> <p><b>2.0 Description of Site</b> The site is located on Milner Street, Belfast. The site is identified as within the development limits of Belfast however it is situated on white land adjacent to a protected route, i.e. The Westlink. The site is a vacant triangular plot of land which is covered in hardstanding and in parts overgrown with small areas of vegetation. The south eastern boundary is defined by a brick wall which varies in height from 0.75m to 2m (approx). The central portion of this boundary is open to the footpath with concrete bollards. Opposite this are 2 storey residential properties. To the south west of the site is an Electricity Sub Station with a 2m high metal fence separating this from the site. To the north is a 2m high fence which abuts the Westlink.</p>	
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p><b>3.0 Site History</b> Z/2005/2041/F – Proposed redevelopment of vacant industrial land to provide 206 apartments with on street &amp; basement car parking – Permission Granted 28/04/07. This previous approval granted a 10 storey apartment block which stepped down to various heights. The building wrapped around the outer edges of the site and left a courtyard in the centre of the site providing shared amenity space.</p> <p><b>4.0 Policy Framework</b></p> <p><b>4.1 Belfast Metropolitan Area Plan (BMAP) 2015</b></p> <p><b>4.1.1 No zones</b></p> <p><b>4.2 Strategic Planning Policy Statement for Northern Ireland (SPPS)</b></p> <p><b>4.2.1 Good Design paras. 4.23 – 4.26</b></p> <p><b>4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking</b></p> <p><b>4.3.1 Policy AMP 1: Creating an Accessible Environment</b></p> <p><b>4.3.2 Policy AMP 6: Transport Assessment</b></p> <p><b>4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments</b></p> <p><b>4.4. Policy QD 1: Quality in New Residential Development</b></p> <p><b>4.5 Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas</b></p> <p><b>4.5.1 Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity</b></p> <p><b>4.6 Planning Policy Statement (PPS) 8: Open Space, Sport and Recreation</b></p> <p><b>4.6.1 Policy OS 2: Public Open Space in New Residential Development</b></p> <p><b>4.7 Planning Policy Statement (PPS) 12: Housing in Settlements</b></p> <p><b>4.7.1 Planning Control Principle 2: Good Design</b></p> <p><b>4.7.2 Policy HS 4: House Types and Size</b></p> <p><b>4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk</b></p> <p><b>4.8.1 FLD 1: Development in Fluvial (River) and Coastal Flood Plains</b></p> <p><b>4.8.2 FLD 5: Development in Proximity to Reservoirs</b></p> <p><b>4 Statutory Consultees Responses</b></p> <p><b>5.1 DRD Transport NI – No objection subject to conditions</b></p> <p><b>5.2 DARDNI Rivers Agency – No objection</b></p> <p><b>5.3 DOENI NIEA – No objection subject to conditions</b></p> <p><b>5.4 NI Water – No objection</b></p>	

## 6 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health – No objection subject to conditions

## 7 Representations

7.1 The application has been neighbour notified and advertised in the local press. One representation was received from Blackstaff Community Development Association on 8th September 2014.

## 8 Other Material Considerations

8.1 Creating Places

8.2 Development Control Advice Notice 8: Housing in Existing Urban Areas

8.3 Development Control Advice Notice 15: Vehicular Access Standards

8.4 Parking Standards

## 9 Assessment

9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site does not fall within any zones as such. It is however within the flood plain of the Blackstaff River watercourse to the north west of the site. The proposal is for the construction of 48no. apartments (39 x 2bed and 9 x 1bed) in 8no. separate blocks with associated parking and communal amenity space.

9.2 The key issues are

- (a) Principle of residential use on the site
- (b) Road safety
- (c) Visual amenity
- (d) Risk of flooding

9.3 One objection was received from the Blackstaff Community Development Association on 8th September 2014 which raised the following points

- (a) An overall plan for the area should be developed
- (b) A request for a time extension for lodging objections
- (c) Affordable private houses on the site would be acceptable as long as they are linked to an overall linear plan
- (d) The view of the Belfast Hills will be obscured
- (e) Apartments are out of character for this tight knit community
- (f) Traffic and road safety
- (g) The group would like to see a heritage trail/pathway in the area

These matters will be considered throughout the assessment in accordance with current legislation and planning policy, however a number are outside of the remit of the planning authority. All objections received before determination are considered as part of the assessment and therefore a time extension for the receipt of these was not required. Although the group would like to see a heritage trail for the area this has not been proposed and the proposal which has been submitted must be assessed. An overall plan for the area could be looked at in the next Development Plan however at present the land is unzoned.

9.4 The proposal makes use of the full site and proposes 2 and 3 storey residential apartments. The units are split up into 8no. blocks and the density is greatly reduced from what was previously approved under application Z/2005/2041/F. The site is unzoned land within BMAP 2015 on land which has been previously developed. The principle of residential use is acceptable.

9.5 There are two accesses to the development from Milner Street. The proposed blocks are a mix of 2 and 3 storey with balconies at first floor level. Blocks A, B, C and D are all perpendicular to Milner Street itself however Blocks E, F and G are all sited parallel to the Street. Blocks A and D are situated on either side of the SW access. Blocks A and B are mirrored from

each other side by side and sited backing onto the Electricity substation which sits to the south west of the site. The proposed units are 3 storey with 6 no. apartments (two bedroom) in each. There is an area of landscaping to the north of these blocks where the site abuts the Westlink. Block D is facing Block A and is also 3 storey with the same proposed layout, i.e. 6 no apartments (two bedroom). Block C is sited opposite Block B is two storey and has 6 no. apartments (one bedroom) in 3 units. There is parking proposed to the front of each block and communal gardens to the rear. The garden sizes range from 26 sqm to 46 sqm approximately.

9.6 Blocks E and G are sited on either side of the other entrance to the development facing onto Milner Street. Block F is the rear of these. Block E is 3 storey and has 3 no apartments (2 bedroom) with a private garden area to the side. Block G is of a similar design (3 storey) though much larger with 15 no. apartments (2 bedroom) with no private garden areas. Block F is 3 storey to the front which slopes to 2 storey to the rear with private shared gardens to the rear. It completes the development with 6 no apartments (3 no 2 bedroom and 3 no 1 bedroom).

#### 9.7 Policies AMP 1 and AMP 6

DRD Transport NI is the authoritative body on road safety and transport issues. Their consultation response dated 16th March 2015 stated they had no objection to the proposal and suggested conditions to be included should approval be granted. Their initial consultation had requested a number of amendments which the agent and applicant submitted including a Car Parking survey (dated April 2014 and January 2015). A Transport Assessment Form was submitted also dated August 2014 and forwarded to Transport NI.

#### 9.8 Policy QD 1

PPS7 sets out the Department's policies for achieving quality in new residential development. QD1 of the statement requires development to conform to all of the criteria stated (a-i).

(a) The proposed site shows a scheme which is more sympathetic than the previous approval in terms of heights of the proposed buildings in relation to the existing dwellings to the south east. The site is relatively flat and therefore there will be minimal works required to accommodate a development on this site. The massing and appearance of the buildings are considered to be in keeping with the dwellings in the area. There are areas of planting and communal amenity areas throughout the development which will help to soften the visual impact of the dwellings.

(b) There are no features of archaeological and built heritage importance to be protected.

(c) There is proposed planting along the boundary with the Westlink which will help to soften the visual impact and proposed car parking spaces have been broken up and have some form of planting to help soften the impact. Creating Places advises 'In the case of apartment or flat developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sq m per unit to around 30 sq m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. The shared garden areas and communal spaces fall within this recommendation with a total space of approximately 685 sqm. This area is comprised mainly of terraced housing with small back garden areas.

(d) The site is located close to the city centre with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) There are two accesses to the development as stated previously. There is no through road between the two. There are 42 no. unassigned parking bays to be finished in brick paving. The private shared surface is to be finished in asphalt.

(f) Adequate parking provision has been provided and Transport NI have responded to consultation with no objection subject to conditions.

(g) The proposed blocks are of a traditional design with pitched roof and front and side balconies at first floor level. The proposed external materials are grey slate roof tiles and smooth painted render with fairface brickwork panels. The balcony railings are painted steel. The design and materials are acceptable for the area.

(h) There are no issues of overlooking or overshadowing onto private amenity space. Since the

site is in the vicinity of a site previously used for industrial purposes there is the potential for contaminated land which may pose a risk to human health. A Preliminary Risk Assessment (dated 6th October 2014) alleviated BCC Environmental Health's concerns and they suggested conditions relating to the submission of a verification report prior to occupation of the development. DoE NIEA suggested conditions also following review of the report and stated no objections to the proposal. An Air Quality Impact Assessment (dated 27th August 2014) demonstrated that the increase in pollution concentrations as a result of the development is insignificant and future dwellers will not be exposed to pollutant concentrations in excess of the relevant ambient air quality objectives. BCC Environmental Health expressed concern relating to road traffic noise associated with the nearby Westlink. They requested additional information and suggested mitigation measures following the submission of a Noise Impact Assessment (dated 27th August 2014). A letter submitted by the Agent dated 7th January 2015 in response to BCC Environmental Health's concerns discussed the challenges and design limitations in ensuring the guidelines for noise pollution are met in the external areas of the proposed development. They suggested a condition be attached to any approval ensuring the submission of a verification report demonstrating that all mitigation measures and recommendations outlined in the noise impact assessment have been met prior to occupation. Although the objection raised an issue of loss of view this is not a material consideration in the assessment of the proposal. This is not a high rise development but a three storey pitched roof building at highest.

(i) There appear to be no particular issues for concern for crime or personal safety.

#### 9.9 Policy LC 1

Although apartments are not common in the immediate area the criteria (a) – (c) are all met in line with Policy LC 1. The layout of the development is sympathetic to the existing residential development in the area in its linear form. The one bedroom apartments vary in size slightly but are all over 50 sqm and the two bedroom apartments vary in space from 68 sqm to 75 sqm approximately. This meets the standards for one and two bedroom apartments as set out in Annex A of Addendum to PPS 7. The representation received stated that the development would be out of character for the area and an 'unwelcome' development in the tight knit community. There were no representations received apart from this one. Additionally the land is unzoned and policy encourages a range of types of dwellings.

#### 9.10 Policy OS 2

Public open space has been provided as part of the development with shared communal areas which do not equate to 10% of the total site area however a reasonable level of private communal space is provided and therefore is acceptable.

#### 9.11 Planning Control Principle 2 and Policy HS 4

The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design, layout and landscaping as previously considered in the report through assessment of QD 1 of PPS 7 and LC 1 of PPS 7 (Addendum). As previously considered also there are a range of apartment types and sizes which complies with Policy HS 4 of PPS 12 in that a range must be offered in developments of over 25 units.

#### 9.12 Policies FLD 1 and FLD 5

Rivers Agency identified the site as within the flood plain of the Blackstaff River watercourse to the north west of the site and since the application is considered as an exception under FLD 1 a Flood Risk Assessment (dated January 2015) was carried out. This showed infilling of the site and therefore the proposal was contrary to FLD 1 of PPS 15. In addition due to the proposed location of the apartments within the flood plain an appropriate compensatory mechanism was requested to illustrate the ability to attenuate flood waters during flooding events. On submission of additional details Rivers Agency also identified the site as being within an area of inundation emanating from the Springfield impoundment, therefore FLD 5 applies. The Agent for the proposal prepared a Reservoir Flood Risk Assessment for submission showing that the site was in fact outside of the area of predicted flooding. Rivers Agency on 27th November 2015 stated

they had no objection to the proposal and suggested a number of informatives to be attached should approval be granted.

9.13 Having regard to the policy context and consideration of issue raised through written representation above, the proposal is considered acceptable and planning permission is recommended.

10.0 Summary of Recommendation  
Approval subject to conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions:

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.

Reason: Time Limit.

2. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with approved drawing No.23 bearing the date stamp 5th February 2015, prior to the occupation 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

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

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

4. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

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

5. The vehicular accesses hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of Transport NI.

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 hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with approved drawing No.23 bearing the date stamp 5th February 2015, to provide for parking and traffic circulation within the curtilage of the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved



development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the curtilage of the site.

7. Prior to the occupation of the development, a Verification Report must be submitted which demonstrates that the noise mitigation measures and recommendations as outlined in Section 5.2 of the submitted RPS report - 'Proposed residential development at Milner Street, Belfast; Noise and Vibration Assessment', dated 27/8/14 have been fully implemented to ensure that internal noise levels within any apartment shall not:

- exceed 35 dB LAeq,16hr at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

- exceed 30dB LAeq,8hr at all other times measured over a five minute period within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

Reason: In the interests of amenity.

8. No piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Department. This condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

9. If during the groundwater monitoring proposed pre, during and post development works, new contamination and risks are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. A no development area will be agreed and this new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Department in writing, and subsequently implemented and verified to its satisfaction.

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

10. After completing all remediation works under Conditions 8 and 9 and prior to the occupation of the development, a verification report needs to be submitted in writing and agreed with the Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all risks and achieving the remedial objectives.

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

11. 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 12 of the RPS 'Knockburn Ltd, 3 Milner Street, Belfast: Generic Quantitative Risk Assessment Report, Rev. 0 (Final), Report number IBR0636/PRA', dated 6/10/14, 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). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a. The final site layout is as per MC Logan Architects 'Proposed site plan and contextual elevations', Drawing number 2010/A/SD/03, DoE Drawing No. 04, dated 07/08/14.
- b. All soils in landscaped and garden areas are to be capped with clean, imported material demonstrably suitable for end use (Residential) to a minimum depth of 800mm with a minimum 300mm capillary break layer incorporated beneath the capping layer.
- c. The proprietary vapour protection membrane incorporated into the build must be installed and certified by a specialist contractor and have all the service entrance points, joints and penetrations sealed. Integrity testing and independent validation of this membrane must be presented.

Reason: Protection of human health

12. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

13. The existing planting, as indicated on approved drawing No 22, bearing the date stamp 7th August 2014, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.

Reason: In the interest of visual amenity

14. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the Department.

Reason: To ensure the continuity of amenity afforded by existing trees.

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

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

ANNEX	
Date Valid	7th August 2014
Date First Advertised	22nd August 2014
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>Blackstaff Community Development Association  177 Tates Avenue Malone Lower Belfast  The Owner/Occupier,  30A Milner Street, Malone Lower, Belfast, Antrim, BT12 6GE,  The Owner/Occupier,  32 Milner Street Malone Lower Belfast  The Owner/Occupier,  34 Milner Street Malone Lower Belfast  The Owner/Occupier,  36 Milner Street Malone Lower Belfast  The Owner/Occupier,  38 Milner Street Malone Lower Belfast  The Owner/Occupier,  40 Milner Street, Malone Lower, Belfast, Antrim, BT12 6GE,  The Owner/Occupier,  42 Milner Street, Malone Lower, Belfast, Antrim, BT12 6GE,  The Owner/Occupier,  44 Milner Street, Malone Lower, Belfast, Antrim, BT12 6GE,  The Owner/Occupier,  50 Empire Street, Malone Lower, Belfast, Antrim, BT12 6GJ,  The Owner/Occupier,  52 Empire Street Malone Lower Belfast  The Owner/Occupier,  65 Rydalmere Street, Malone Lower, Belfast, Antrim, BT12 6GF,  The Owner/Occupier,  67 Rydalmere Street Malone Lower Belfast  The Owner/Occupier,  72 Rydalmere Street Malone Lower Belfast  The Owner/Occupier,  Milner Street, Malone Lower, Belfast, Antrim, BT12 6GE,</p>	
Date of Last Neighbour Notification	16th November 2015
Date of EIA Determination	
ES Requested	Yes /No

### Planning History

Ref ID: Z/2014/1053/F

Proposal: Construction of 48no. apartments (39 x 2bed and 9 x 1bed)in 8no. separate blocks with associated parking and communal amenity space

Address: 3 Milner Street, Belfast, BT12 6GE,

Decision:

Decision Date:

Ref ID: Z/2005/2041/F

Proposal: Proposed redevelopment of vacant industrial land to provide 206 apartments with on street & basement car parking.(amended plans)

Address: Former industrial site 30m east of Milner Street electrical substation, bound between Westlink and north of road junctions with Rydalmere Street & Empire Street.

Decision:

Decision Date: 02.05.2007

Ref ID: Z/1995/1191

Proposal: Environmental Improvements, including construction of brick piers, walls, erection of fences and paving.

Address: LAND AT JUNCTION OF WESTLINK/RODEN STREET/WAUCHOPE COURT BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1994/1017

Proposal: Petrol filling station including shop and carwash (Outline Permission)

Address: Site between Milner Street and Westlink Belfast BT12

Decision:

Decision Date: 13.01.2003

Notification to Department (if relevant):	N/A
Notification from Elected Members:	N/A