

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 March 2016	
<b>Application ID:</b> LA04/2015/1165/F	
<b>Proposal</b> Demolition of existing buildings with the construction of eleven dwellings with associated car parking and landscaping. The mix consists of one (6 person 4 bed), three (5 person 3 bed), one (4 person 3 bed) and six (3 person 2 bed) dwellings.	<b>Location</b> 1a Bryson Street Belfast BT5 4ES
<b>Referral Route:</b>  The application is for more than four residential units.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Apex Housing Association 10 Butcher Street Londonderry BT48 6HL	<b>Agent Name and Address:</b> McGirr Architects Ltd 670 Ravenhill Road Belfast BT6 0BZ
<b>Executive Summary:</b>  The application seeks the demolition of the existing buildings with the construction of eleven dwellings with associated car parking and landscaping. The mixture of dwellings consists of one (6 person 4 bed), three (5 person 3 bed), one (4 person 3 bed) and six (3 person 2 bed) dwellings.  The main issues to be considered in this case are: <ul style="list-style-type: none"> <li>• Planning history on the site</li> <li>• Demolition of the existing buildings</li> <li>• Provision of a quality residential environment by way of density, layout, amenity space and parking, and the likelihood of dominance and overlooking</li> <li>• Setting of the adjacent listed building</li> <li>• Contamination</li> <li>• Drainage</li> </ul> The site at Bryson Street is not located on land zoned for social housing or within any other designation in BMAP. The proposal has been assessed against the SPPS, Planning Policy Statement 3, 7, Addendum to 7, 15, and guidance - Creating Places, DCAN 8 and 15, and Parking Standards.  This site was granted planning permission (Z/2008/1896/F) in 2009 for the construction of twenty one apartments with associated parking and site works.	

There were no objections to this planning application.

Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable

### Case Officer Report

#### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Statutory	Rivers Agency	No objection
Statutory	NI Water	No objection

Non Statutory	Belfast City Council Environmental Health	No objection
Statutory	Transport NI	No objection
Statutory	NIEA Historic Buildings Unit	No objection
Statutory	NIEA Water Management Unit	Proposal has the potential to adversely affect the surface water environment
Statutory	NIEA Waste Management	No objection
Statutory	Belfast City Council Building Control (Waste Storage)	No objection
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Representations from Elected representatives	None Received	
<b>Characteristics of the Site and Area</b>		
<b>1.0</b>	<b>Description of Proposed Development</b>	
	The proposal seeks the demolition of the existing buildings with the construction of eleven dwellings with associated car parking and landscaping. The mixture of dwellings consists of one (6 person 4 bed), three (5 person 3 bed), one (4 person 3 bed) and six (3 person 2 bed) dwellings.	
<b>2.0</b>	<b>Description of Site and Area</b>	
<b>2.1</b>	The site contained the former vacant buildings of Bryson Enterprise Centre (now demolished). It is located on the corner of Bryson Street and Mountforde Road and opposite the 'Peace Wall' separating Bryson Street from Duke Street.	
<b>2.2</b>	The immediate vicinity is a traditional inner city location with a mix of high density (two-storey) residential properties, industrial and institutional land uses. To the north and west it is bounded by St Matthew's RC Church (Listed Building) and St Matthew's Primary/Nursery School.	
<b>Planning Assessment of Policy and other Material Considerations</b>		
<b>3.0</b>	<b>Site History</b>	
<b>3.1</b>	In 2009 planning permission was granted (Z/2008/1896/F) for the erection of twenty one apartments with associated parking and site works. The design was in the form of a traditional two and a half storey brick facing terrace fronting Bryson Street and Mountforde Street. Car parking and communal amenity space was to be located to the rear.	
<b>4.0</b>	<b>Policy Framework</b>	
<b>4.1</b>	<b>Belfast Metropolitan Area Plan 2015</b>	

	<ul style="list-style-type: none"> <li>• Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits</li> <li>• Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> <li>• Planning Policy Statement 3 – Access, Movement and Parking</li> <li>• Planning Policy Statement 7 – Quality Residential Environments</li> <li>• Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas</li> <li>• Planning Policy Statement 15 – Planning and Flood Risk</li> <li>• Supplementary Planning Guidance – Creating Places</li> <li>• Supplementary Planning Guidance – Parking Standards</li> <li>• Development Control Advice Note 8 – Housing in Existing Urban Areas</li> <li>• Development Control Advice Note 15 – Vehicular Access Standards</li> </ul>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	<ul style="list-style-type: none"> <li>• <b>Rivers Agency</b> – No objection subject to informatives</li> <li>• <b>Transport NI</b> – No objection subject to conditions</li> <li>• <b>NI Water</b> – No objection subject to informatives</li> <li>• <b>NIEA Historic Buildings Unit</b> – No objection</li> <li>• <b>NIEA Water Management Unit</b> - Proposal has the potential to adversely affect the surface water environment</li> </ul>
<b>6.0</b>	<b>Non Statutory Consultee Responses</b>
	<ul style="list-style-type: none"> <li>• <b>Belfast City Council Environmental Health</b> – No objection subject to informative</li> <li>• <b>Belfast City Council Building Control Waste Storage</b> – <b>No objection</b></li> </ul>
<b>7.0</b>	<b>Representations</b>
<b>7.1</b>	<p>There was one letter of response from RSPB in respect of this planning application requesting consideration be given to integrating nesting opportunities into the development for The Common Swift (<i>Apus apus</i>). This has been facilitated with the provision of twelve swift brick boxes on the gable elevations of dwellings: 1, 9, 10 and 11.</p> <p>There were no representations objecting to the proposed development.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	The application site is located within the settlement development limits of Belfast, and adjacent to a listed building.
<b>9.2</b>	The key issues in this planning application are: the planning history on the site, demolition of the existing buildings, the provision of a quality residential environment by way of density, layout, amenity space and parking, and the likelihood of dominance or overlooking, the setting of the adjacent listed building,

	drainage and contamination.
<b>9.3</b>	<p><b>Strategic Planning Policy Statement for Northern Ireland</b></p> <p>The purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p>
<b>9.4</b>	<p><b>Planning History</b></p> <p>In 2009 planning permission was granted (Z/2008/1896/F) for the erection of twenty one apartments with associated parking and site works. The design was in the form of a traditional two and a half storey brick facing terrace fronting Bryson Street and Mountforde Street. Car parking and communal amenity space was to be located to the rear. In light of the previous planning approval it is accepted that the principle of housing development on this site has been established, and that it is compatible with the surrounding context.</p>
<b>9.5</b>	<p><b>Demolition</b></p> <p>The existing buildings do not contribute to the character of the area, nor is the site located within an Area of Townscape Character or Conservation Area therefore demolition of the vacant buildings is acceptable.</p>
<b>9.6</b>	<p><b>Contamination</b></p> <p>Belfast City Council Environmental Health Service is of the opinion that based on information available at the time of consultation past land-use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants.</p>
<b>9.7</b>	<p><b>Drainage</b></p> <p>There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The Flood Hazard Map (NI) indicates that the site does not lie within the 1 in 100 year fluvial flood plain. In accordance with revised PPS 15, Planning and Flood Risk Policy FLD 3, Development and Surface Water (Pluvial) Flood Risk outside Flood Plains, a Drainage Assessment is required due to 'residential development comprising ten or more dwelling units.' The Drainage Assessment demonstrates that storm water discharge rates will be appropriately attenuated on site and not exceed Greenfield thresholds. The applicant has undertaken to requisition NI Water to provide a suitable storm outfall. Rivers Agency accepts the logic of the report and has no reason to disagree with its conclusions. As such the proposal is compliant with PPS 15.</p>
<b>9.8</b>	<p><b>Setting of the Listed Building</b></p>

The application site is in close proximity to and impacts upon the listed structure of St Matthew's Church and Presbytery including railings and gates (Grade B+) which are of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011. NIEA Historic Building Unit has considered the impacts of the proposal on the nearby listed church and on the basis of the information provided advise that it is compliant with PPS 6 Policy BH11 (Development affecting the Setting of a Listed Building).

## 9.9

### Residential Environment

- **Density** – In accordance with PPS 7 Policy QD1 (a) and DCAN 8 care must taken to respect the surrounding context and intensifying the massing of buildings can negatively affect the local character. Residential land use in the immediate vicinity of Bryson Street is high density in nature with traditional terrace rows, and more modern re-development schemes. As such the proposed density of the development is applicable to the surrounding context, and is in compliance with Policy LC1 (a) of PPS 7 Addendum.
- **Layout** – PPS 7 Policy QD1 (a) states that proposals must respect the surrounding context by way of an appropriate layout. The proposed development seeks eleven dwellings, with six fronting Mountforde Road, three fronting Bryson Street and two accessed via a private laneway from Bryson Street. The latter two properties are to be located to the rear of units 1 to 3 and 7 to 9. The proposed layout is commensurate with the immediate vicinity with properties in close proximity to each other, either back to back or in a courtyard style. On a prominent corner site it is preferable that the proposed properties front onto the main road ways and maintain a building line, as opposed to some of the courtyard style developments in the vicinity which back onto the roads.
- **Scale/Massing** – PPS 7 Policy QD1 (a) states that the scale and mass of the development should respect the surrounding context. It is proposed to have three pairs of semi-detached dwellings fronting Mountforde Road, with gated entries providing access to the rear amenity space. Each pair is two-storey in height measuring 10.4m in width and 8.4m in height. Fronting Bryson Street it is proposed to have a detached dwelling and a pair of semi-detached units, as well as the gable elevation of dwelling 6. The pair of semi-detached (two-storey) measure 9.3m in width and 8.4m in height, with the detached dwelling (two-storey) measuring 4.8m in width and 8.4m in height. To the rear of the development and accessed from a private road off Bryson Street is a pair of semi-detached properties measuring 15m in width and with a ridge height of 7.3m in height. The proposed development by use of gaps between properties and soft landscaping respects the surrounding context and does not result in a solid mass appearance of that approved under planning application Z/2008/1896/F.
- **Design** – PPS 7 Policy QD1 (g) states that the design of the proposed development should draw upon the best form, detailing and materials. The

external materials proposed include red brick walls, blue/black roof tiles, upvc rainwater goods and double glazed windows (opaque WC and bathrooms) and doors. The proposed materials are in adherence with the predominant form in the immediate vicinity.

- **Dominance** - The design and layout of proposed developments should not create conflict with adjacent properties through an adverse affect on existing residents through loss of light and overshadowing – Policy QD1 of PPS 7 (h). The ridge heights of proposed properties 1-9 are 8.4m and properties 10 and 11 are 7.3. The separation distance between the rear elevation of properties 1-3 and 10-11 are proposed to be between 15m and 16m, and is considered to be acceptable. Between the gable elevation of property 10 and the rear elevation of properties 8-9 is a proposed distance of 8.6m. As the ridge height of house number 10 is proposed to be 7.3m in height and that there are no other dominant structures affecting houses 8-9 it is unlikely that there will be any overshadowing and loss of light. The separation distance between house numbers 5-6 and the gable elevation (8.4m height) of house 7 is proposed to be 7.2m. As there are no other dominant structures prohibiting houses 5-6 this again is considered acceptable. As this is an inner city location where traditionally properties were in the form of back to back terraces with small separation distances this proposal is considered acceptable with no adverse impact through overshadowing.
- **Overlooking** – Proposed developments should not result in conflict between residents of the proposed and existing properties due to overlooking – Policy QD1 of PPS 7 (h). Bryson Street is located within an inner city location of high density residential housing, where it is not uncommon to encounter back to back terrace properties with small separation distances. The rear amenity space proposed in this development is larger than the average within the immediate vicinity. The relationship between proposed dwelling 10 (rear elevation) and the boundary fence of 7/8 provides a separation distance of between 2 and 7 metres. As such that there is potential to encounter overlooking from the first floor windows of dwelling 10 into the rear of dwellings 7/8. Notwithstanding in view of the inner city location and the close proximity of the rear of dwellings it is considered on balance to be acceptable.
- **Amenity Space** – In adherence to PPS 7 Policy QD1 (c) provision of adequate amenity space is required. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area. Appropriate amenity space is also expounded upon in Planning Policy 12 Planning Control Principle 2 Good Design, and in DCAN 8 Housing in Urban Areas. The latter states that providing appropriate garden and amenity open space in housing layouts should seek to achieve continuity of fronts and backs. The proposed development provides rear spaces in excess of 40sqm, exceeding the minimum standard of 10sqm detailed in Creating Places. Small areas of enclosed front amenity space are proposed giving a set back from the footpath. An

	<p>acceptable level of tree and shrub planting is proposed that will help to soften the landscape of this development. Boundary treatment to the rear of the proposed properties is 1.8m close boarded timber fencing. A 2.4m brick wall is to replace the existing south-western boundary wall, to the north-west a 1.8m close boarded timber fence is proposed, and the street frontages boundaries are to be 1.1m brick walls with railings. Between dwelling 6 and 7 there is a proposed 2.1m high brick wall supplemented by planting between it and the street frontage boundary. The boundaries to the front of dwellings 10 and 11 are proposed to be 900mm high metal railings.</p> <ul style="list-style-type: none"> <li> <b>Parking</b> – PPS 3 Policy AMP 7 (Car Parking and Service Arrangements) stipulates that adequate provision for car parking should be facilitated that does not prejudice road safety or significantly inconvenience the flow of traffic. Transport NI is satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. There are eleven car parking spaces provided with nine communal spaces for dwellings 1-10 and two in-curtilage spaces for dwelling 11. This equates to a shortfall in spaces as detailed in Creating Places. The number of car parking spaces is less than a ratio of 1:1. This reduced parking provision is acceptable as the location is highly accessible (close to Newtownards Road Arterial Route) and well served by public transport. A Parking Survey was submitted demonstrated that there is adequate reserve parking capacity existing in the vicinity of the proposed development. Furthermore in adherence with PPS 7 Policy QD1 (f) a movement pattern that supports walking and cycling has been facilitated. The scheme is for social and affordable housing therefore the level of car ownership is likely to be lower. Transport NI has no objections to the proposal after submission of a satisfactory Parking Survey and Private Streets Determination. As such the proposal is compliant with PPS 3 and DCAN 15. </li> </ul>
<b>10.0</b>	<p><b>Conclusion</b></p> <p>In light of the previous planning approval it is accepted that the principle of housing development on this site has been established, and that it is compatible with the surrounding context. The existing buildings do not contribute to the character of the area, nor is the site located within an Area of Townscape Character or Conservation Area therefore demolition of the vacant buildings is acceptable. NIEA Historic Building Unit has considered the impacts of the proposal on the nearby listed church and on the basis of the information provided advise that it is compliant with PPS 6 Policy BH11. The residential environment proposed is acceptable in terms of density, layout, scale/massing, design and amenity space provision. There will be no unacceptable impact on future residents by way of overlooking or loss of light through dominance. Despite the shortfall in parking provision it has been demonstrated through a parking survey that adequate reserve parking capacity can be facilitated in the immediate vicinity, and through the sites close proximity to the public transport network of the Newtownards Road Arterial Route. As such the proposal is</p>



	considered complaint with the development plan and the policy context, and is recommended for approval.
<b>11.0</b>	<b>Summary of Recommendation</b>  Approval
<b>12.0</b>	<b>Conditions</b>  <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. Reason: Time Limit</li> <li>2. Notwithstanding the provisions of Article 3 Part 1 Classes A, B, C, D, E, and I, Part 2 Classes C, D and F, and Part 3 of The Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place within the curtilage of the dwellings hereby approved, including the formation of vehicular/pedestrian accesses, without the written permission of Belfast City Council. Reason: To preserve the integrity of the design and layout of the development and in the interests of residential amenity.</li> <li>3. The materials to be used in the construction of the external surfaces of the dwellings hereby permitted, shall be as stipulated on drawing 04B, 05B and 06B, date stamped 19 February 2016. Reason: In the interest of visual amenity.</li> <li>4. All boundary treatments shall be completed in accordance with the approved drawing 03D and 08A, date stamped 8 March 2016. Reason: To safeguard the privacy and amenity for prospective residents.</li> <li>5. All hard and soft landscape works shall be completed in accordance with the approved drawing 03D, date stamped 8 March 2016, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</li> <li>6. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</li> </ol>

	<p>7. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless Belfast City Council gives its written consent to any request for variation. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>8. The vehicular access, including visibility splays, shall be provided in accordance with drawing 550, bearing the date stamp 19 February 2016, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>9. The development hereby permitted shall not become occupied until hard surfaced areas have been constructed in accordance with drawing 03D date stamped 8 March 2016. 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, servicing, and traffic circulation within the site.</p> <p>10. 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 550, bearing the Transport NI determination date stamp 03 March 2016. Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>11. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined in blue on drawing 550, bearing the Transport NI determination date stamp 03 March 2016. The Department hereby attaches to the determination a requirement under Article 3 (4)A of the above Order that such works shall be carried out in Accordance with an agreement under Article 3 (4)C. 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.</p> <p>12. The development hereby permitted shall not be commenced until any retaining wall requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for</p>
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	Roads and Bridges. Reason: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.
<b>13.0</b>	<b>Notification to Department (if relevant)</b>  N/A
<b>14.0</b>	<b>Representation from elected member:</b> None

<b>ANNEX</b>	
<b>Date Valid</b>	06 October 2015
<b>Date First Advertised</b>	30 October 2015
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier,  10 Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  10, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  11 Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  12 Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  13 Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  13A Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  14 Duke Street, Ballymacarret, Belfast, Down, BT5 4FD,  The Owner/Occupier,  15, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  16, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  17, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  19, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  3 Bryson Court, Ballymacarret, Belfast, Down, BT5 4TE,  The Owner/Occupier,  3, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,  The Owner/Occupier,  4 Bryson Court, Ballymacarret, Belfast, Down, BT5 4TE,  The Owner/Occupier,  4, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,</p>	

The Owner/Occupier,  
5 Bryson Court,Ballymacarret,Belfast,Down,BT5 4TE,  
The Owner/Occupier,  
6 Bryson Court,Ballymacarret,Belfast,Down,BT5 4TE,  
The Owner/Occupier,  
6 Duke Street,Ballymacarret,Belfast,Down,BT5 4FD,  
The Owner/Occupier,  
6,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
7 Bryson Court,Ballymacarret,Belfast,Down,BT5 4TE,  
The Owner/Occupier,  
7 Duke Street,Ballymacarret,Belfast,Down,BT5 4FD,  
The Owner/Occupier,  
8 Duke Street,Ballymacarret,Belfast,Down,BT5 4FD,  
The Owner/Occupier,  
9 Duke Street,Ballymacarret,Belfast,Down,BT5 4FD,  
Ciaran McLarnon  
RSPB Northern Ireland HQ, Belvoir Park Forest, Belvoir Drive, Belfast, BT8 7QT  
The Owner/Occupier,  
St Matthew's Primary School,Seaforde Street,Ballymacarret,Belfast,Down,BT5 4EW,  
The Owner/Occupier,  
St Matthew's R C Church,Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
St. Matthews Nursery School,Seaforde Street,Ballymacarret,Belfast,Down,BT5 4EW,  
The Owner/Occupier,  
St. Matthews Presbytery,Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
UNIT 10A,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
UNIT 10B,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
UNIT 10C,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
UNIT 10C,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 1,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 11,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 13,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 14,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 14,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 2,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 5,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ES,  
The Owner/Occupier,  
Unit 7,1A Bryson Street,Ballymacarret,Belfast,Down,BT5 4ET,

The Owner/Occupier, Unit 8, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES, The Owner/Occupier, Unit 9, 1A Bryson Street, Ballymacarret, Belfast, Down, BT5 4ES,	
<b>Date of Last Neighbour Notification</b>	22 October 2015
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No