

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 August 2016	Item Number: 8g
Application ID: LA04/2015/0163/F	
Proposal: Proposed replacement main stand with seating for 1128. Basement parking with 2 upper levels, offices hospitality suites and proposed adjoining new replacement clubhouse and new vehicular access. Proposal also includes relocation of 1 No. floodlighting column.	Location: Cliftonville Football Club Solitude Cliftonville Street Belfast BT14 6L
Referral Route: Major application (area exceeds 1 hectare)	
Recommendation:	Approve Subject to Conditions
Applicant Name and Address: Cliftonville Football Development Centre c/o agent	Agent Name and Address: Fresh Design 667 Shore Road Whiteabbey BT37 0ST
Executive Summary: The application seeks full planning permission for a replacement main stand with seating for 1128. Basement parking with 2 upper levels, offices hospitality suites and proposed adjoining new replacement clubhouse and new vehicular access. Proposal also includes relocation of 1 No. floodlighting column. The main issues to be considered in this case are: <ul style="list-style-type: none"> • The acceptability of the proposed stand and clubhouse • Impact on amenity • Noise • Access, movement and parking The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The site is located just south, and indeed forms part of, a designated area of open space as defined in the Belfast Metropolitan Area Plan. The new stand will form part of what is a well established football stadium, and represents a significant upgrade in terms of the overall quality of the facility. The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking and Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation.	

Transport NI, NIWater and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and have recommended a number of conditions be attached to any approval.

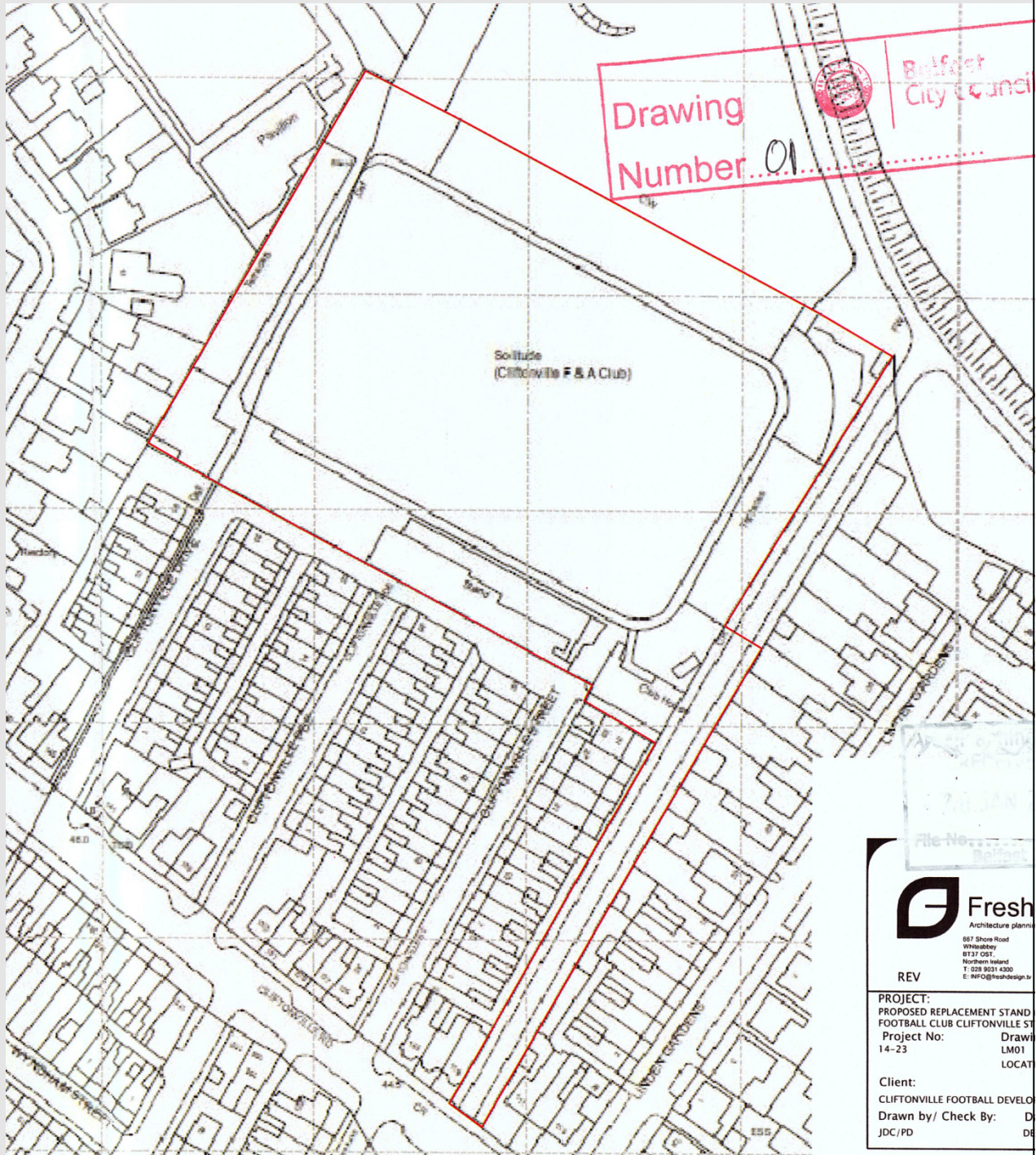
A total of 195 objection letters have been received. Issues raised include impact on the operation existing public right of way, impact on amenity, pressure on already struggling infrastructure and scale and design out of keeping with adjacent streets. Those objections are considered in the body of the Case Officer's Report.

Having had regard to the development plan, relevant planning policies, the objections and other material considerations, it is recommended that the proposal should be approved subject to conditions.

If Committee are minded to approve the application, it is requested that consideration of the final wording of the conditions be delegated to the Director of Planning and Place.

Case Officer Report

Site Location Plan



1.0 Description of Proposed Development

1.1 Full planning permission is sought for a replacement main stand with seating for 1128 spectators. Basement parking with 2 upper levels, hospitality suites and proposed adjoining new replacement clubhouse with new vehicular access. The proposal also includes relocation of 1 No. floodlighting column.

1.2	The stand has a mono-pitched roof with a maximum height of 8.5m with a height of 7.4m to the eaves. The stand will be approximately 84.6m long (not including clubhouse block) and will run the entire length of the pitch. The clubhouse element is higher than the main stand with a height of 12.8m (9.2m to the eaves). Its mono-pitched roof is pitched away from the main stand and the block is 19m long (when viewed from pitch) and 23.4m wide.
1.3	The entire structure is 103.4m long (Cliftonville Street Elevation).
2.0	Description of Site
2.1	Established football stadium accessed off three existing streets running south from the southern boundary of the site and a public right of way which runs along the eastern boundary of the site.
2.2	The site is defined as part of a wider area of existing open space in the Belfast Metropolitan Area Plan, which includes the waterworks site immediately north-east of the stadium.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Z/2006/0921/F - Demolition of existing terrace and construction of seated end stand including turnstiles and ancillary accommodation and new toilet block to existing seated stand. Approved 05.07.2006
3.2	Z/2009/0265/F - Erection of 4 No. 35m high floodlight poles with 24 lights on each one and installation of associated generator. Approved 11.08.2009
3.3	Z/2008/1207/F - Erection of 4 no. floodlights (24m) and installation of associated generator. Approved 11.11.2008
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees Transport NI – Clarification sought on servicing arrangements NIWater – No objection
6.0	Non-Statutory Consultees Environmental Health BCC – No objection
7.0	Representations A total of 195 objection letters have been received. The following issues have been raised: <ul style="list-style-type: none"> - Impact on operation existing public right of way - Impact on amenity as access runs between rear garden areas of dwellings - Lack of clarity in terms of the increased usage of the site/ increased capacity - Pressure on already struggling infrastructure - Increased disturbance - Scale and Design out of keeping with adjacent residential streets - Impact on tourism (impacting approach and access to Waterworks)

	- P2 challenge in relation to control of existing right of way to east of stadium
8.0	Other Material Considerations N/A
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - The acceptability of proposed stand and associated clubhouse and club shop - Impact on amenity - Noise Impact - Access, Movement and Parking
9.2	Principle of the development: Height, Scale and Mass The site is located within the development limits of the Belfast Metropolitan Area Plan (BMAP). The presumption is therefore in favour of development subject to the assessment of all other material considerations. The planning consideration is detailed below.
9.3	The SPPS requires development to comply with BMAP, and to cause no harm to other areas of acknowledged importance. Areas of acknowledged importance in this case are the design of the proposal which may have impacts on the surrounding character of the area; impact on the neighbouring amenity and potential increase in noise levels.
9.4	The principle of the proposal is acceptable in this area with the existing football stadium being an established part of the urban grain in this area.
9.5	In terms of design, the new stand is typical of this type of construction. It has a mono-pitched roof with a maximum height of 8.5m with a height of 7.4m to the eaves. The stand will be approximately 84.6m long (not including clubhouse block) and will run the entire length of the pitch. The clubhouse element is higher than the main stand with a height of 12.8m (9.2m to the eaves). Its mono-pitched roof is pitched away from the main stand and the block is 19m long (when viewed from pitch) and 23.4m wide. Given the established nature of the existing stadium the proposal is acceptable and shall certainly be more visually appealing than the existing structure, improving the overall quality of the stadium.
9.6	Acceptability of associated clubhouse and club shop The proposed bar and club shop are located to the immediate east of the new stand and are located within the overall structure. These are ultimately accessed via the existing laneway which runs along the east of the ground. This laneway is owned by Belfast City Council and issues with regard to the reliance on this laneway have been raised by objectors. To ensure there are no unduly significant issues regarding hours of use or impact on amenity arising from the use of the lane to serve the proposal a management plan can be conditioned, that would be submitted and agreed prior to the commencement of any development. This would be between Cliftonville FC and Belfast City Council (owners of the laneway). There is also an alternative access onto Cliftonville Street, via access gates between the laneway and Cliftonville Street. The access to the existing clubhouse is located onto this street and thus any potential impact on amenity of adjoining properties should not be exacerbated.
9.7	Impact on Amenity The proposal has been assessed against paragraphs 4.11 and 4.12 and paragraphs 4.23-4.29 of the SPPS and Policy OS5 of Planning Policy Statement 8.
9.8	As stated above from a design perspective the proposal will bring about a substantial improvement to the overall quality of the stadium, not only visually, but functionally it will lead to a significant improvement to the facility.

9.9	<p>Environmental Protection Unit (EPU) has stated that following communication with the planning agent, the floodlighting will largely remain unchanged and that there will be no changes to the existing PA system.</p>
9.10	<p>The existing stand is 14.4m high (11.4m to the eaves) and 51.8m long. Although this represents a significant increase in length (32.8m), the stand is 1.4m lower and 2.2m lower to the eaves. With the increase in length, and given that fact the stand now joins onto the clubhouse, where there is currently a gap, the proposal will have an impact on the amenity of the adjoining houses on Cliftonville Drive, Cliftonville Parade and Cliftonville Street. However it is important to view this in relation to the overall height of the stand. With the decrease in height to the eaves the new stand will certainly have less of an impact on the dwellings which currently abut the existing stand (Nos. 23 Cliftonville Drive, 22 and 25 Cliftonville Parade and 30 Cliftonville Street). Three of these properties already have a significant built form to their immediate north-east. With only a narrow lane between their gable wall and the existing stand and clubhouse. As stated the proposed stand is lower than the existing and thus the dwellings at 22 and 25 Cliftonville Parade should not experience any additional impact on their amenity. The dwellings which shall arguably experience the greatest impact on their amenity are No. 23 Cliftonville Drive, No. 22 Cliftonville Parade and No. 29 Cliftonville Street. These dwellings shall experience the greatest change in circumstances with the stand now extending further in a western direction and the new, larger clubhouse and the extend extending further to join the clubhouse in an eastern direction.</p>
9.11	<p>In terms of No. 23 the new stand will project beyond the existing stand by approximately 23m (including a slight step down over the last 3.5m. This shall introduce a significant built form immediately adjacent to No. 22 Cliftonville Parade and adjacent to the rear of 23 Cliftonville Drive. This will no doubt have an impact on the amenity of the dwellings however there are no windows on the gable end of these dwellings and there are very minimal amenity levels to the rear of these two properties. With the reduction in height, in particular the 2.2m difference in existing and proposed eaves levels, there will certainly be less of an impact to the front of No. 22 Cliftonville Parade and similarly the outlook for No. 30 Cliftonville Street.</p>
9.12	<p>No. 30 is located at the south-eastern corner of the ground and immediately abuts the existing clubhouse, and has a first floor gable window. The existing clubhouse stands at a total height of 9.8m (6m to the eaves), with the proposed new build standing at a maximum height of 11.8m (9m to the eaves), with the mono-pitched roof sloping from west to east. With the existing pitched roof being replaced by a higher mono-pitched roof, pitched towards the laneway to the east, the new building will create a more dominant presence to the side of the existing row of dwellings. Given the long established nature of the existing clubhouse the dwellings are set in a context where a significant building is located in close proximity. The new building, albeit higher, should not have a significantly greater impact on the amenity of the adjoining properties by way of dominance or overshadowing than that which already exists. The small windows on the southern facing elevation of the new clubhouse block are obscured toilet windows, so overlooking is not an issue.</p>
9.13	<p>Noise Impact The proposal has been assessed against Policy OS5 of PPS8. A Noise Impact Assessment was submitted at the request of EPU. The report has assessed a number of sources of noise associated with the proposed replacement stand and clubhouse and the potential impact on the most proximate residential premises. The noise sources considered within the report include: entertainment music and patron activity associated with the clubhouse, spectators within the stand, vehicle activity, delivery noise, external</p>

	<p>plant/equipment and the tannoy system.</p>
9.14	<p>The assessment has paid regard to the relevant British Standards and WHO guidelines for community noise.</p>
9.15	<p>It is noted in Section 3.4 of the report that the number of proposed spectator seats (1128) will not significantly change from the existing capacity of the current stand.</p>
9.16	<p>Section 7.0 of the report concludes that the proposed new stadium design will provide improved screening and reduce the height of the of the crowd noise source and that a '<i>relative reduction</i>' in break out crowd noise/pitch activity and car vehicle movements is expected.</p>
9.17	<p>However, the assessment has also detailed the following design measures/recommendations required to ensure that other sources of noise do not adversely impact on residential amenity:</p> <ul style="list-style-type: none"> - the installation of a 2.5m high acoustic barrier outside the clubhouse entrance to provide screening to the rear of nearby dwellings from patron activity outside (Section 3.9) - permitted noise limits (or 'Rating Level') of externally located plant/equipment when measured at a residential receptor (Section 4.1) - directional line array type speaker units for the PA/tannoy system within the spectator stand (Section 5.0).
9.18	<p>Based on the information provided within the submission, EPU have requested that consideration is given to attaching the conditions detailed at 11.2 and 11.3 should approval be granted.</p>
9.19	<p>Access, Movement and Parking The proposal relies heavily on the use of the existing right of way which runs parallel to the east stand and provides an access from Cliftonville Road to the Waterworks.</p>
9.20	<p>The agent has stated that the existing number of vehicles attending the ground on an average weekday is approximately 10. On match days (typically Saturdays) it has been stated that crowds vary greatly, with away fans and teams arriving at the ground via coaches.</p>
9.21	<p>The existing stadium has an approved spectator capacity of 748 located in the away section and 1638 in the home section, giving a total of 2386.</p>
9.22	<p>The middle stand which is being replaced has permission to use the upper tiered section on one-off occasions which gave the ground an overall capacity of 3100. The erection of the new stand will reduce the capacity to 3006.</p>
9.23	<p>TransportNI raised concerns with regards to the servicing of the stadium with the new stand being built on the only area of hard standing within the ground. TransportNI have queried how deliveries will be carried out and where delivery vehicles would turn as they do not want vehicles reversing onto the main road from the existing Council controlled laneway. Supporting information was submitted to address TransportNI concerns. This states that only cars and small vans will have access to the lower level car parking area, with no heavy goods vehicles required to serve the development. These vehicles can be turned in an existing parking area in the north eastern corner of the site. The club have confirmed that an articulated vehicle will deliver drinks via a drop-off point on Cliftonville Street, shown as 'steel faced service doors' on the new clubhouse elevation. This reflects</p>

9.24	<p>the current situation with deliveries being made to a point further west along the same part of Cliftonville Street. TransportNI have confirmed they are satisfied with the proposed service arrangements and have recommended that conditions are attached to any forthcoming approval, as detailed at 11.4 and 11.5.</p> <p>Consideration of Issues</p> <p>The following details the consideration of all points raised in the 195 letters of objection:</p> <ul style="list-style-type: none"> - Impact on operation existing public right of way The use of the existing right of way is ultimately a legal matter and subject to agreement between the applicant and Belfast City Council (owners of right of way) - Impact on amenity as access runs between rear garden areas of dwellings Amenity issues are discussed in the main body of the report at section 9.9. A Noise Impact assessment was carried out at the request of the Environmental Protection Unit of BCC and they subsequently have offered no objection in terms of any potential impact on residential amenity. - Lack of clarity in terms of the increased usage of the site/ increased capacity Figures submitted by the agent confirm that the overall capacity of the stadium will actually be reduced from 3100 to 3006 - Pressure on already struggling infrastructure - Increased disturbance EPU has offered no objections in terms of noise and disturbance. Transport NI has also offered no objection subject to conditions. - Scale and Design out of keeping with adjacent residential streets - Impact on tourism (impacting approach and access to Waterworks) Given the established nature of the existing stadium the proposal is acceptable and will improve the overall quality of the stadium. Regarding access concerns the use of the right of way is ultimately a legal issue and a management issue between the football club and the Belfast City Council (the owners of the right of way). - P2 challenge in relation to control of existing right of way to east of stadium The P2 form has been amended with notice served on Belfast City Council
10.0 10.1 10.2 10.3 10.4	<p>Summary of Recommendation: - Approval</p> <p>10.1 New stand in keeping with scale and design of stadium. No significant impact on neighbouring amenity.</p> <p>10.2 Statutory and non-statutory consultees have offered no objections to the proposal.</p> <p>10.3 Management Arrangements regarding use of existing laneway to be agreed between Cliftonville FC and Belfast City Council prior to commencement of development.</p> <p>10.4 Having had regard to the development plan, relevant planning policies and all other matters raised by consultees and third parties it is concluded that in balance, the proposal would constitute an acceptable development at this location. The proposal is recommended for Approval subject to conditions detailed below.</p>
11.0 11.1	<p>Conditions</p> <p>11.1 As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p>

	Reason: Time Limit.
11.2	Prior to the operation of the development, the recommendations contained within the KRM Acoustics report ' <i>Noise Assessment, Cliftonville Football Club, Solitude, Cliftonville Street, Belfast, BT14 6L</i> ', dated 25 th January 2015, shall be implemented.
	Reason: Protection of residential amenity
11.3	Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs.
	Reason: Protection of residential amenity.
11.4	The development hereby permitted shall not become operational until the vehicular access has been constructed in accordance with Drawing Nos.04A & 05B bearing the date stamp 8 th July 2016.
	Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
11.5	The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.05B bearing the date stamp 8 th July 2016 to provide for parking and servicing within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.
	Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.
11.6	Prior to the commencement of development a Management Plan shall be submitted and agreed in writing by Belfast City Council a showing management arrangement with regard to the use of the existing access to the east of the stadium <ul style="list-style-type: none"> - Event management details - Clubhouse opening times - Access Arrangements - Service/ Delivery Arrangements
	Reason: To ensure the operation of the development is appropriately managed and in the interests of neighbouring amenity.
	Informatives
11.7	The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby residential accommodation.
11.8	Patron noise associated with the development should be suitably managed and controlled to ensure that nearby residential premises are not disturbed by noise.
11.9	Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill so as not to cause light nuisance to nearby residential premises.
11.10	The applicant is advised to ensure that any designated smoking area is suitably managed and controlled to prevent noise, anti social behaviour and litter causing disturbance and

	loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that any proposed smoking area design is compliant with regulations.
11.11	Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas.
11.12	Dependant on the method of heating to be used at the proposal it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. Further advice may be sought from the Environmental Protection Unit, Belfast City Council, 4-10 Linenhall Street, Belfast, BT2 8BP.
11.13	Should the applicant intend to hold entertainment within the development, it will be necessary for the applicant to apply to Belfast City Council for an Entertainment Licence.
11.14	The granting of an Entertainment Licence is subject to approval by Belfast City Council's Licensing Committee. Guidance is available on the following link: http://www.belfastcity.gov.uk/buildingcontrol/entertainmentlicensingoutdoorevents.doc .
11.15	Noise management arrangements for concert type events using sound amplification equipment should be in line with the recommended noise control procedure as detailed in the Noise Council, ' <i>Code of Practice on Control of Noise at Concerts</i> ' (1995). This document can be found online at: www.cieh.org/policy/noise_council_environmental_noise.html
11.16	Under the Safety of Sports Grounds (Northern Ireland) Order 2006, district councils are responsible for issuing and enforcing a safety certificate in respect of sports grounds designated by DCAL and stands that have been regulated. These are sports grounds that, in the opinion of DCAL, have the potential to accommodate more than 5,000 spectators, and stands that have the potential to accommodate more than 500 spectators at smaller venues The safety certificate should contain those terms and conditions that the district council considers necessary or expedient to secure the reasonable safety of spectators at the sports ground, when it is being used for the activities specified in the certificate. The most important condition in a safety certificate sets the maximum number of spectators that may be accommodated.
11.17	This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
11.18	This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
12.0	Notification to Department (if relevant) N/A
13.0	Representations from elected members: None

ANNEX	
Date Valid	17th April 2015
Date First Advertised	8th May 2015
Date Last Advertised	13th November 2015
Details of Neighbour Notification (all addresses)	
<p>1 Cliftonville Drive Town Parks Belfast 1 Cliftonville Parade Town Parks Belfast 1 Cliftonville Street Town Parks Belfast S Haughan 1, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ 1, Galwally Avenue, Belfast, Down, Northern Ireland, BT8 7AJ Martin Quinn 1, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH McKeown 1, Rosapenna Parade, Belfast, Antrim, Northern Ireland, BT14 6GU 10 Cliftonville Drive Old Park Belfast 10 Cliftonville Parade Town Parks Belfast 10 Cliftonville Street Town Parks Belfast 10 Linden Gardens, Belfast Sarah Stewart 10 Linden Gardens, Belfast, BT14 Sarah Stewart 10, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD 10, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH 11 Cardigan Drive, Old Park, Belfast, Antrim, BT14 6LX, 11 Cliftonville Drive Town Parks Belfast 11 Cliftonville Parade Town Parks Belfast 11 Cliftonville Street Town Parks Belfast 11 Linden Gardens Town Parks Belfast Martin Danken 11, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH 115 Cliftonville Road Town Parks Belfast 117 Cliftonville Road Town Parks Belfast 12 Cliftonville Drive Old Park Belfast 12 Cliftonville Parade Town Parks Belfast 12 Cliftonville Street Town Parks Belfast Aiofe Walls 12 Linden Gardens, Belfast Oliver Walls 12 Linden Gardens, Belfast, BT14 6DD 12, Oceanic Avenue, Belfast, Antrim, Northern Ireland, BT15 2HS 12, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH 121 Cliftonville Road Town Parks Belfast 123 Cliftonville Road Town Parks Belfast 125 Cliftonville Road Town Parks Belfast</p>	

127 Cliftonville Road Town Parks Belfast
129 Cliftonville Road Town Parks Belfast
13 Cardigan Drive, Old Park, Belfast, Antrim, BT14 6LX,
13 Cliftonville Drive Town Parks Belfast
13 Cliftonville Parade Town Parks Belfast
13 Cliftonville Street Town Parks Belfast
13 Westland Gardens, Belfast
13, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
Caroline Nolan
13, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
M Duffy
13, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
Kate McKendry
13, Westland Gardens, Belfast, Antrim, Northern Ireland, BT14 6NF
The Owner/Occupier,
13-23 Pavilion, Knutsford Drive, Old Park, Belfast, Antrim, BT14 6LZ,
131 Cliftonville Road Town Parks Belfast
133 Cliftonville Road Town Parks Belfast
135 Cliftonville Road Town Parks Belfast
137 Cliftonville Road Town Parks Belfast
139 Cliftonville Road Town Parks Belfast
Ruth Fullerton
14 Chesnut Gardens, Belfast
14 Chesnut Gardens, Belfast
Peter Fullerton
14 Chesnut Gardens, Belfast, BT14 6LN
James Fullerton
14 Chestnut Gardens, Belfast
14 Cliftonville Drive Old Park Belfast
14 Cliftonville Parade Town Parks Belfast
14 Cliftonville Street Town Parks Belfast
14 Linden Gardens Town Parks Belfast
Paul Fullerton
14, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
K Maguire
14, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
140, Spamount Street, Belfast, Antrim, Northern Ireland, BT15 2FE
141 Cliftonville Road Town Parks Belfast
145 Cliftonville Road Old Park Belfast
147 Cliftonville Road Old Park Belfast
149 Cliftonville Road Old Park Belfast
15 Cliftonville Drive Town Parks Belfast
15 Cliftonville Parade Town Parks Belfast
15 Cliftonville Street Town Parks Belfast
15 Linden Gardens Town Parks Belfast
The Owner/Occupier,
15, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
A Ward
15, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
P Markey

15, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
151, Cliftonville Road, Belfast, Antrim, Northern Ireland, BT14 6JR
N B Mhadagain
158 Cliftonville Road, Belfast
16 Cliftonville Drive Old Park Belfast
16 Cliftonville Parade Town Parks Belfast
16 Cliftonville Street Town Parks Belfast
16 Linden Gardens Town Parks Belfast
Liam Gibson
16 Veryan Gardens, Belfast
Gary Teer
16, Kelvin Parade, Belfast, Antrim, Northern Ireland, BT14 6NB
K Copeland
16, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
17 Cliftonville Drive Town Parks Belfast
17 Cliftonville Parade Town Parks Belfast
17 Cliftonville Street Town Parks Belfast
17 Linden Gardens Town Parks Belfast
Margaret Christie
17, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
Margaret Christie
17, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
N Christie
17, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
W McIlroy
17, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
18 Cliftonville Drive Old Park Belfast
18 Cliftonville Parade Town Parks Belfast
18 Cliftonville Street Town Parks Belfast
18 Linden Gardens Town Parks Belfast
18 Oldpark Avenue, Belfast, BT14
J Hanlon
18, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
Robert McAllister
19 Cardigan Drive, Belfast
19 Cliftonville Drive Town Parks Belfast
19 Cliftonville Parade Town Parks Belfast
19 Cliftonville Street Town Parks Belfast
19 Linden Gardens Town Parks Belfast
19, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
Gordon Glenn
19, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
Gordon Glenn
19, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
A Taggart
2 Chestnut Gardens, Belfast
2 Cliftonville Drive Old Park Belfast
2 Cliftonville Parade Town Parks Belfast
2 Cliftonville Street Town Parks Belfast
2 Linden Gardens Town Parks Belfast

A Taggart
 2, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
 Marie Quinn
 2, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
 2, Shanlieve Park, Belfast, Antrim, Northern Ireland, BT14 8JE
 20 Cliftonville Parade Town Parks Belfast
 20 Cliftonville Street Town Parks Belfast
 20 Linden Gardens Town Parks Belfast
 20, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 20, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 Bernadette Cullen
 20, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 21 Cliftonville Drive Town Parks Belfast
 21 Cliftonville Parade Town Parks Belfast
 21 Cliftonville Street Town Parks Belfast
 21 Linden Gardens Town Parks Belfast
 21 Westland Gardens, Belfast
 21, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 21, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 21, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 Caoimhe McGeough
 21, Rosapenna Drive, Belfast, Antrim, Northern Ireland, BT14 6GT
 John McGeough
 21, Rosapenna Drive, Belfast, Antrim, Northern Ireland, BT14 6GT
 Orla Maguire
 21, Westland Gardens, Belfast, Antrim, Northern Ireland, BT14 6NF
 The Owner/Occupier,
 22 Cliftonville Parade Town Parks Belfast
 22 Cliftonville Street Town Parks Belfast
 H McQuillan
 22, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 23 Cliftonville Drive Town Parks Belfast
 23 Cliftonville Parade Town Parks Belfast
 23 Cliftonville Street Town Parks Belfast
 23, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 23, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 The Owner/Occupier,
 24 Cliftonville Street Town Parks Belfast
 Seaneen McGeough
 24, Rosapenna Drive, Belfast, Antrim, Northern Ireland, BT14 6GT
 25 Cliftonville Parade Town Parks Belfast
 25 Cliftonville Street Town Parks Belfast
 25 Knutsford Drive, Old Park, Belfast, Antrim, BT14 6LZ,
 26 Linden Gardens Town Parks Belfast
 26 Torrens Gardens, Belfast, BT14
 Ciaran McCarthy
 26, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 27 Cliftonville Street Town Parks Belfast
 M Shepherd
 27, Ponsonby Avenue, Belfast, Antrim, Northern Ireland, BT15 2LS

28 Cliftonville Street Town Parks Belfast
 28 Linden Gardens Town Parks Belfast
 Colette O'Hare
 28, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 Colette O'Hare
 28, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 29 Cliftonville Street Town Parks Belfast
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 3 Linden Gardens Town Parks Belfast
 3, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
 L Bradley
 3, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
 30 Cliftonville Street Town Parks Belfast
 30 Linden Gardens Town Parks Belfast
 30, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 30, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 31 Cliftonville Street, Town Parks, Belfast, Antrim, BT14 6LP,
 Moira Bush
 32 Evelyn Gardens, Belfast
 32 Linden Gardens Town Parks Belfast
 32 Old Cavehill Road, Belfast
 Martin Barrett
 32, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 Roger Burke
 32, Indiana Avenue, Belfast, Antrim, Northern Ireland, BT15 5BZ
 Marie Close
 32, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 34 Linden Gardens Town Parks Belfast
 Terry McKeown
 34, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW
 E Hughes
 34, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 Frances Maguire
 36, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 D Morgan
 37 Ashgrove Park, Belfast, BT14 6NE
 M O'Reilly
 38, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
 4 Cliftonville Drive Old Park Belfast
 4 Cliftonville Parade Town Parks Belfast
 4 Cliftonville Street Town Parks Belfast
 S Maguire
 4 Linden Gardens, Belfast
 Bernie McIlroy
 4 Veryan Gardens, Belfast
 N Bradley
 4, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH

Lizanne Frawley
 4, Rosapenna Parade, Belfast, Antrim, Northern Ireland, BT14 6GU
 40 Linden Gardens Town Parks Belfast
 42 Linden Gardens, Town Parks, Belfast, Antrim, BT14 6DD,
 G Hart
 44 linden Gardens, Belfast, BT14
 A Hart
 44 linden Gardens, Belfast, BT14
 5 Cliftonville Drive Town Parks Belfast
 5 Cliftonville Parade Town Parks Belfast
 5 Cliftonville Street Town Parks Belfast
 5 Linden Gardens Town Parks Belfast
 D Agnew
 5, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
 Peter McMahan
 5, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
 Mary McIlroy
 5, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
 J Hutchman
 50 Linden Gardens, Belfast, BT14
 L Dowie
 54 Linden Gardens, Belfast, BT14
 6 Cliftonville Drive Old Park Belfast
 6 Cliftonville Parade Town Parks Belfast
 6 Cliftonville Street Town Parks Belfast
 6 Linden Gardens Town Parks Belfast
 6 Linden Gardens, Belfast
 6, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
 L Murray
 6, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
 7 Cardigan Drive, Old Park, Belfast, Antrim, BT14 6LX,
 7 Cliftonville Drive Town Parks Belfast
 7 Cliftonville Parade Town Parks Belfast
 7 Cliftonville Street Town Parks Belfast
 7 Linden Gardens Town Parks Belfast
 L P McCloskey
 7, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW
 David Walker
 7, Brookvale Avenue, Belfast, Antrim, Northern Ireland, BT14 6BW
 P Magee
 7, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
 W Murray
 7, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
 Jim McKillop
 75 Knutsford Drive, Belfast
 8 Cliftonville Drive Old Park Belfast
 8 Cliftonville Parade Town Parks Belfast
 8 Cliftonville Street Town Parks Belfast
 8 Linden Gardens Town Parks Belfast
 8, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ

BJ McFarlane
8, Linden Gardens, Belfast, Antrim, Northern Ireland, BT14 6DD
Aodhan Murray
8, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
9 Cardigan Drive, Old Park, Belfast, Antrim, BT14 6LX,
9 Cliftonville Drive Town Parks Belfast
9 Cliftonville Parade Town Parks Belfast
9 Cliftonville Street Town Parks Belfast
9 Linden Gardens Town Parks Belfast
A McGuigan
9, Chestnut Gardens, Belfast, Antrim, Northern Ireland, BT14 6LN
9, Easton Crescent, Belfast, Antrim, Northern Ireland, BT14 6LJ
Carmen Estrada
9, Marsden Gardens, Belfast, Antrim, Northern Ireland, BT15 5AL
Fionnula Murray
9, Oldpark Avenue, Belfast, Antrim, Northern Ireland, BT14 6HH
Jim Rafferty
99 Cliftonville Road, Belfast
The Owner/Occupier,
Apartment 1 113 Cliftonville Road Town Parks
Apartment 2 113 Cliftonville Road Town Parks
Apartment 3 113 Cliftonville Road Town Parks
Ellen Patch
Brookvale Parade, Belfast, BT14
The Owner/Occupier,
Brookvale Parade, Belfast, BT14
The Owner/Occupier,
Brookvale Parade, Belfast, BT14
Breda Close
Brookvale Parade, Belfast, BT14
Odhran Close
Brookvale Parade, Belfast, BT14
Mark Fitsimmons
Brookvale Parade, Belfast, BT14
E Dowie
Brookvale Parade, Belfast, BT14
S Wilkinson
Brookvale Street, Belfast, BT14
Gerard Tohill
Chesnut Gardens, BT14
A McKenna
Chesnut Gardens, Belfast, BT14
M McAtamney
Chesnut Gardens, Belfast, BT14
Aisling Gillen
Easton Crescent, Belfast, BT14
Jacqueline Brady
Easton Crescent, Belfast, BT14
Hannah Blake
Linden Gardens, Belfast, BT14 6DD

Eimhear Fennell
Linden Gardens,Belfast
R Fennell
Linden Gardens,Belfast
J Fennell
Linden Gardens,Belfast
K O'Neill
Linden Gardens,Belfast
Kevin Fegan
Linden Gardens,Belfast,BT14
Irene Duffy
Oldpark Avenue,Belfast
Kelly Macklin
Oldpark Avenue,Belfast
Elizabeth McBrianty
Oldpark Avenue,Belfast
Mary O'Neill
Oldpark Avenue,Belfast
C Maguire
Oldpark Avenue,Belfast
B Taggart
Oldpark Avenue,Belfast
Billy Stewart
Oldpark Avenue,Belfast
William Stewart
Oldpark Avenue,Belfast
Kevin Cassidy
Oldpark Avenue,Belfast
A Markey
Oldpark Avenue,Belfast
John Macklin
Oldpark Avenue,Belfast
Joe Norney
Oldpark Avenue,Belfast
Joanne Mcllroy
Oldpark Avenue,Belfast
May Duffy
Oldpark Avenue,Belfast
M Loughlin
Oldpark Avenue,Belfast
J Taggart
Oldpark Avenue,Belfast
Tony Loughlin
Oldpark Avenue,Belfast
Claire Burke
Oldpark Avenue,Belfast
Sinead Loughlin
Oldpark Avenue,Belfast
P Lacey Macklin
Oldpark Avenue,Belfast

<p>Catherine Mackin Oldpark Avenue, Belfast R Molloy Oldpark Avenue, Belfast, BT14 Moya Loughlin Oldpark Avenue, Belfast, BT14 Rose Taggart Oldpark Avenue, Belfast, BT14 Karen Hughes Oldpark Avenue, Belfast, BT14 Donna Collins Oldpark Avenue, Belfast, BT14 Pavilion - Cliftonville Bowling Club, Knutsford Drive, Old Park, Belfast, Antrim, BT14 6LZ, Solitude, Cliftonville Street, Town Parks, Belfast, Antrim, BT14 6LP, chestnut Gardens, Belfast Joseph Grogan James Young W Nolan</p>	
Date of Last Neighbour Notification	14 th May 2015
Date of EIA Determination	4 th May 2015
ES Requested	No
Drawing Numbers and Title	
01, 04, 05/A, 06	
Notification to Department (if relevant)	
Date of Notification to Department: Response of Department:	