

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: Z/2013/0120/F	
Proposal: Housing development comprising of 10 semi detached dwellings and 36 townhouses (amended plans received)	Location: Land adjacent to former Ford Visteon Plant Finaghy Road North Belfast BT11
Referral Route: Proposal for more than 5 dwellings	
Recommendation:	Approval
Applicant Name and Address: McBride Construction Ltd c/o agent	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Executive Summary: This application seeks full planning permission for a proposed housing development of 10 semi detached dwellings and 36 townhouses. The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015. The site is identified as within the development limits of Belfast and on land zoned for housing (Land adjacent to Woodland Grange, Ladybrook Park and M1 Motorway WB 03/06). Part of the site to the north east is within a Site of local nature conservation importance, Ladybrook (SLNCI BT 084/19). The northern part of the site is protected by a tree preservation order (TPO PLA2/6/49/04). The main issues to be considered in this case are: (a) Principle of residential use on the site (b) Road safety (c) Protection of natural heritage including trees protected by TPO (d) Design and layout (e) Risk of flooding Additional issues raised through six written representations were as follows which are considered through the report: (a) Road safety and increased traffic (b) flooding (c) discrepancies in plans regarding roads details (d) noise (e) pollution (f) drainage will not be able to cope (g) land is currently not maintained on the site which has caused tall weeds, rodents, rubbish and anti social behaviour (h) drains and gulleys are currently not maintained on the site which has contributed to flooding	

issues

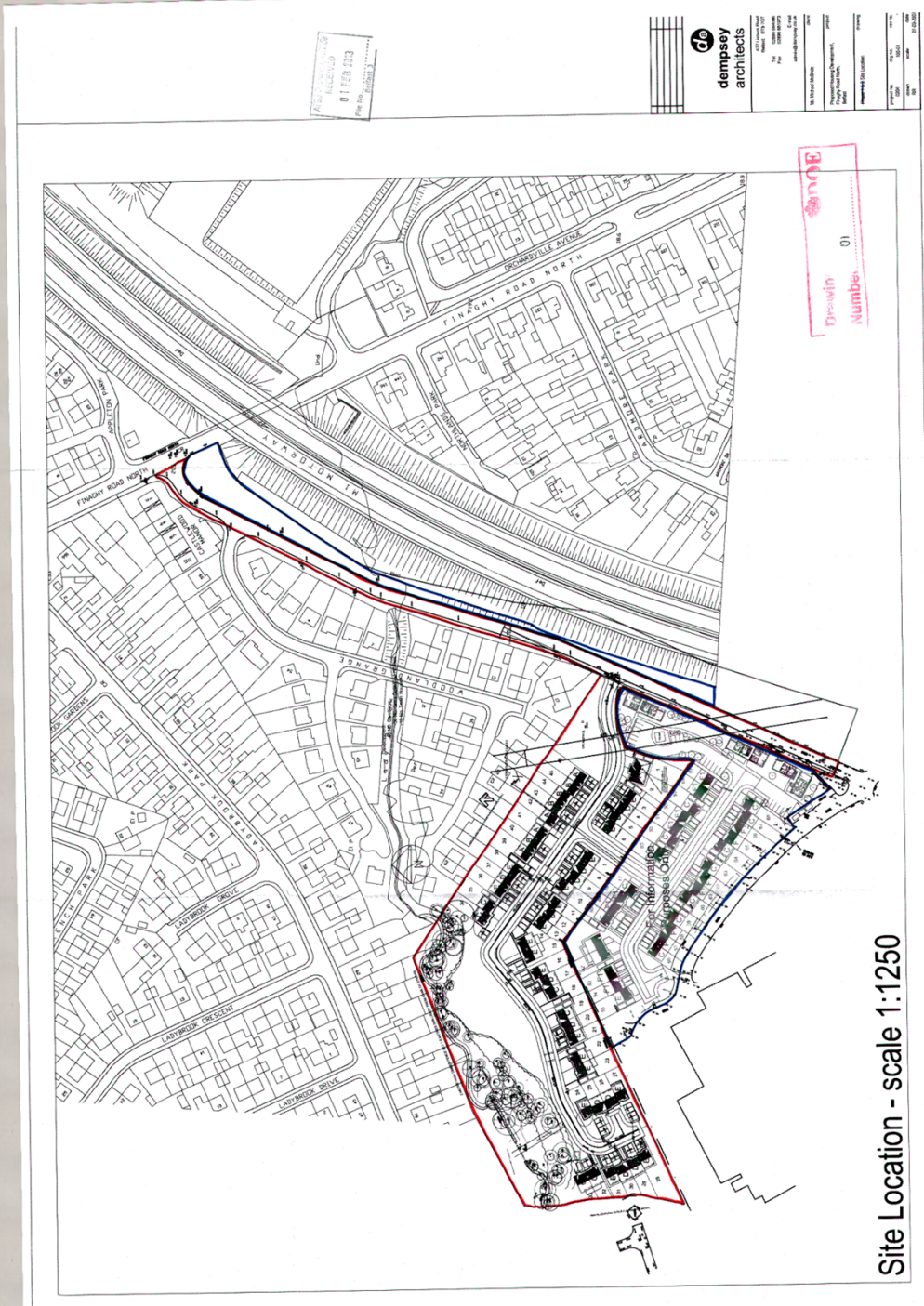
(i) One objector suggested the developer improved the road and erected a wrought iron fence between the site and Woodland Grange for security purposes

The principal of housing on the site is acceptable as the site is zoned in the Area Plan for housing. All other issues raised have been assessed and the proposal is considered acceptable. It complies with the Area Plan and relevant policy and guidance. Consultees have no objections subject to conditions.

An approval with conditions is recommended.

Case Officer Report

Site Location Plan



Site Location - scale 1:1250

Representations:

Letters of Support	None Received
Letters of Objection	6
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development Proposed housing development of 10 semi detached dwellings and 36 townhouses</p>
2.0	<p>Description of Site The site is located at land adjacent to former Ford Visteon plant, Finaghy Road North, Belfast. The site is identified as within the development limits of Belfast and on land zoned for housing (Land adjacent to Woodland Grange, Ladybrook Park and M1 Motorway WB 03/06). Part of the site to the north east is within a Site of local nature conservation importance, Ladybrook (SLNCI BT 084/19). The northern part of the site is protected by a tree preservation order (TPO PLA2/6/49/04). The site is an irregular shape which is covered in some hardstanding with mainly vegetation. The site changes in level from the secured entrance to the rear and in parts overgrown with areas of vegetation. There is a river to the North of the site. The site is bounded by metal fencing. The area is mainly residential with two storey dwellings adjacent at Brooke Park and Moor Park Mews. The site adjacent at the former Ford Visteon plant has a current approval for 'Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244 no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building' under planning reference Z/2013/1434/F which was approved on 08/01/16.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History There is relevant planning history adjacent to the site under:</p> <p>Z/2002/2135/F - Proposed housing development comprising of 44no. townhouses and 12no. semi-detached dwellings – Permission granted – 26/03/08</p> <p>There is relevant planning history adjacent to the site under:</p> <p>Z/2013/1434/F - former Ford Visteon plant - Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244 no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building – permission granted – 08/01/16</p> <p>Z/2008/0993/F – Lands between the Ford Visteon Plant and Phase 1 of a proposed housing development (Z/2002/2135) Finaghy Road North, Belfast - Development comprising of 24 no townhouses and 29 no apartments – permission granted 11/0/10</p>
4.0	<p>Policy Framework 4.1 Belfast Metropolitan Area Plan 2015 4.1.1 Tree Preservation Order PLA2/6/49/04 4.1.2 Land zoned for housing WB 03/06 (Land adjacent to Woodland Grange, Ladybrook Park and M1 Motorway)</p>

	<p>4.1.3 Ladybrook Site of Local Nature Conservation Importance BT 084/19</p> <p>4.2 Strategic Planning Policy Statement (SPPS)</p> <p>4.2.1 Good design paras 4.23 – 4.30</p> <p>4.3 Planning Policy Statement (PPS) 2: Natural Heritage</p> <p>4.3.1 Policy NH 4: Sites of Nature Conservation Importance – Local</p> <p>4.4 Planning Policy Statement (PPS) 3: Access, Movement and Parking</p> <p>4.4.1 Policy AMP 1: Creating an Accessible Environment</p> <p>4.4.2 Policy AMP 2: Access to Public Roads</p> <p>4.4.3 Policy AMP 6 - Transport Assessment</p> <p>4.5 Planning Policy Statement (PPS) 7: Quality Residential Environments</p> <p>4.5.1 Policy QD 1: Quality in New Residential Development</p> <p>4.6 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation</p> <p>4.6.1 Policy OS 2: Public Open Space in New Residential Development</p> <p>4.7 Planning Policy Statement (PPS) 12: Housing in Settlements</p> <p>4.7.1 Planning Control Principle 2: Good Design</p> <p>4.8 Planning Policy Statement 15: Planning and Flood Risk</p> <p>4.8.1 Policy FLD 3: Development and surface water (Pluvial) Flood Risk outside Flood Plains</p>
5.0	<p>Statutory Consultees</p> <p>5.1 Transport NI – No objection subject to conditions</p> <p>5.2 Northern Ireland Water Ltd - No objection</p> <p>5.3 NIEA Waste Management Unit - No objection subject to conditions</p> <p>5.4 NIEA Natural Heritage – No objection subject to conditions</p> <p>5.5 NIE – No objection</p>
6.0	<p>Non Statutory Consultees</p> <p>6.1 BCC Environmental Health – No objection subject to conditions</p> <p>6.2 BCC Landscape Officer – No objection subject to conditions</p>
7.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. Six representations have been received.</p>
8.0	<p>Other Material Considerations</p> <p>8.1 Creating Places</p> <p>8.2 Development Control Advice Notice 8: Housing in Existing Urban Areas</p> <p>8.3 Development Control Advice Notice 15: Vehicular Access Standards</p> <p>8.4 Parking Standards</p>
9.0	<p>Assessment</p> <p>9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is zoned as land for housing at Woodland Grange, Ladybrook Park and M1 Motorway WB 03/06. The access will be off Finaghy Road North. The proposal is for a proposed housing development of 10 semi detached dwellings and 36 townhouses which is essentially the second phase of application Z/2008/0993/F.</p> <p>9.2 The key issues are</p> <p>(a) Principle of residential use on the site</p> <p>(b) Road safety</p> <p>(c) Protection of natural heritage including trees protected by TPO</p> <p>(d) Design and layout</p> <p>(e) Risk of flooding</p>

9.3 Six representations were received from local residents and Cllr Claire Hanna on behalf of the residents. The following issues were raised:

- (a) Road safety and increased traffic
- (b) flooding
- (c) discrepancies in plans regarding roads details
- (d) noise
- (e) pollution
- (f) drainage will not be able to cope
- (g) land is currently not maintained on the site which has caused tall weeds, rodents, rubbish and anti social behaviour
- (h) drains and gulleys are currently not maintained on the site which has contributed to flooding issues
- (i) One objector suggested the developer improved the road and erected a wrought iron fence between the site and Woodland Grange for security purposes

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. The upkeep and maintenance of the site are civil issues. With regards to a wrought iron fence on the proposed boundary between the site and Woodland Grange any proposed boundary treatments will be assessed as part of the process.

9.4 The proposal shows a housing development of 10 semi detached dwellings and 36 townhouses. All dwellings display private amenity space to the rear. Car parking is proposed either to the front or side of proposed dwellings (with the exception of 4 townhouses which do not display in curtilage parking). Since the land is zoned for housing within BMAP 2015 the principle of residential accommodation is acceptable.

9.5 Policy NH 4 of PPS2

Since a portion of the site is within Ladybrook SLNCI NH 4 of PPS2 applies. NIEA's Natural Heritage team replied to consultation on 12/04/163 stating that following a site visit they had no objection to the proposed development subject to conditions should approval be granted. They state that all proposed planting should be native species and no construction activity shall take place with the SLNCI. Therefore there will not be a significant adverse impact upon the SLNCI as a result of the development.

9.6 Policies AMP 1, AMP 2 and AMP 6 of PPS3

DRD Transport NI is the authoritative body on road safety and transport issues. Their consultation response dated 11/12/15 stated they had no objection to the proposal and suggested conditions to be included should approval be granted. Their initial consultations had requested a number of amendments which the agent and applicant submitted which included the discrepancies described by an objector. Drawings which displayed the Private Streets Determination stamp were also returned with the final consultation response. As part of the assessment a Transport Assessment Form was submitted and forwarded to Transport NI. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. The proposed access does not prejudice road safety nor inconvenience the flow of traffic. The proposal therefore complies with AMP 1, AMP 2, and AMP 6 of PPS 3 and DCAN 15.

9.7 With respect to QD 1 of PPS 7:

- (a) The proposed dwellings are semi detached and townhouse and over a range of 5 types – A - E. Types A and B are both two and a half storey with pitched roofs and a front projection. They show 4 bedrooms. All fenestration to the side elevations are upper floor and relate to bathrooms/ensuite and therefore shall be conditioned to be

obscure glazing and retained as such. There are 16 Type A and B dwellings in total in the development. Types C, D and E are all two storey, three bedroom dwellings with single storey flat roofed rear returns. The only fenestration to the side elevations is a landing window which is acceptable. Types A and B display an internal space of approximately 182 sqm. Types C, D and E display an internal space of approximately 105 sqm each. The bulk, scale and massing of the proposed buildings is in keeping with that of the surrounding area and acceptable for the site itself. The communal amenity space area is approximately 2208.5 sqm. The rear garden space for each of the dwellings ranges vastly with the smallest being 43 sqm approximately which is acceptable according to Creating Places.

(b) As stated previously the site is within the Ladybrook SLNCI and trees to the north of the site are protected by a TPO. NIEA Natural Heritage stated they had no objection to the proposal subject to conditions. The TPO covers a woodland area made up of semi mature and mature trees which is mainly deciduous but some conifers also. The proposal includes the retention of a significant proportion of the woodland area with a public open space being created in the area to the east where the tree cover is sparser. The BCC Tree Officer having reviewed the landscaping plan and maintenance plan stated that the 3 trees to be removed which are protected will be compensated for with the proposed new planting however two others may be compromised. Another site visit took place and these were noted. BCC Tree Officer stated that these are not worthy of retention and will forward conditions relating to the retention and proposed planting. At the time of writing this report this response was outstanding however Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and /or additional conditions.

(c) As stated a landscaping plan and management plan has been submitted and shows most mature trees to be retained. There is additional tree planting also as well as landscaped communal open space. There is a planted embankment shown adjacent to the proposed retaining wall to the rear of Woodland Grange. On meeting with the BCC Tree Officer he stated the embankment was a mix of hazel, hawthorn, holly and shrubs amongst others and confirmed these would provide a strong boundary and therefore acceptable screening. There is a change in levels to the rear gardens of sites 34-46 however this is acceptable and will not cause overlooking onto the private amenity space of Woodland Grange. All proposed species are native and will aid in visual screening and integration.

(d) The proposed development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) Criteria (e) stipulates that a movement pattern is provided that supports walking and cycling. The site is on a main road with Metro stops nearby, the M1 and a railway station however details of cycle storage should be conditioned to be submitted prior to the development becoming operational should the proposal be approved.

(f) The proposed development requires 116 spaces and the development displays 84 in curtilage spaces and 32 unassigned communal or "on street" spaces therefore the proposed parking complies with relevant Parking Standards.

(g) The design of the development must draw upon the best local traditions of form, materials and detailing. The proposed external materials for the dwellings are facing brick and self coloured render with fibre cement slates which are acceptable for the area. The proposed boundary treatment is a 2m high paladin fence with proposed hedging/structure planting to the inside which is acceptable.

(h) The proposal makes full use of the site with the exception of the area protected by SLNCI status. Creating Places advises in low-density developments, good practice indicates that a separation distance of around 20m or greater in sloping sites between the opposing rear first floor windows of new houses is generally acceptable, and this development achieves this. There is a range of approximately 17-25 metres separation distance from the rear of the units which will be backing on to the rear of the approved units to the north of Z/2008/0993/F. Given the context of location and density in the area, it is considered that the separation distance is acceptable. Given the urban context a degree of overlooking from an upper floor window is somewhat unavoidable however there are no issues of overshadowing, loss of light or noise.

(i) There appear to be no particular issues for concern for crime or personal safety. This should ensure surveillance and limit the potential for anti-social behaviour.

9.8 Policy LC 1 of Addendum to PPS 7

The pattern of development is in keeping with the overall character of the existing area. All dwellings are proposed to a size which complies with the space standards listed within Annex A of Addendum to PPS7 for units of this type.

9.9 Policy OS 2 of PPS 8

Since the development proposal is for more than 25 units and the site is greater than 1 hectare Policy OS 2 of PPS 8 applies. The total site area measures approximately 25039 sqm and the proposed communal open space measures 2293 sqm approximately which is 9.16% of the site area falling short by 0.84% of the normal expectation for a site of this size. The application site however is in the vicinity of existing local parks and therefore complies with OS 2 of PPS 8.

9.9 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 Creating Places.

9.10 BCC Environmental Health requested a Preliminary Risk Assessment as well as a Remediation Strategy due to concern that the adjacent land use type had the potential to contaminate land and pose a risk to human health. They stated no objection to the proposal subject to conditions having reviewed this information once submitted. They also suggested conditions to be attached relating to noise. Their concern relates to the close proximity of the M1 and the potential for the loss of amenity and impact to health for future residents from exposure to excessive noise levels. These conditions are worded similarly to those of the adjacent application under Z/2008/0993/F.

9.11 FLD 3 of PPS15

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted which determined the potential sources of flooding at the site and their associated risk to life and property, and sent to DARD Rivers Agency for comment. They responded on 26/05/15 with no objection. NI Water Ltd also stated no objection to the proposal.

9.12 The proposal is considered to be in compliance with the development plan

9.13 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft any necessary amendments and /or additional conditions.

Summary of Recommendation: Approval subject to conditions	
Conditions	
1.	As required by Article 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.	No construction activity associated with the development, including the removal, dumping or storage of materials shall take place within the Ladybrook Site of Local Nature Conservation Importance (SLNCI) area.
Reason: To protect the integrity of the designated SLNCI and to avoid any encroachment therein.	
3.	All planting on site shall be native species.
Reason: To compensate for the loss of existing native species.	
4.	Prior to construction commencing, the applicant must complete intrusive site investigations and quantitative contamination risk assessments, and submit a detailed Remediation Strategy outlining the measures to be undertaken to ensure that on-site land and water contamination does not pose a potential risk to human health and that all identified pollution linkages will be demonstrably broken. This Remediation Strategy must be submitted to the Planning Authority and agreed in writing by Belfast City Council's Environmental Protection Unit prior to any commencement of construction for this site. This Remediation Strategy must be site and development-specific and be in accordance with the Model Procedures for the Management of Land Contamination (CLR11).
Reason: Protection of human health	
5.	On completion of the development and prior to its occupation, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures identified in pursuit of Condition 4 above have been implemented. This report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Residential with Plant Uptake) and must be in accordance with current best practice and guidance as outlined by the Environment Agency.
Reason: Protection of human health	
6.	In the event that contamination not previously considered is encountered during the supplementary investigations or the approved development of this site, works shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning NI for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.
Reason: Protection of human health	
7.	The design of the dwellings shall include noise mitigation measures to ensure that internal noise levels within any dwelling shall:
(a)	not exceed 35 dB LAeq (16 hour) at any time between 07:00 hrs and 23:00 hrs within any

habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

- (b) not exceed 30 dB LAeq (8 hour) between the hours of 23:00 and 07:00hrs a within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

Reason: Protection of human health

8. The design of the development shall include an acoustic barrier of at least 2 metres height, mass of at least 25kg/m², comprised of a material either as an earth bund, masonry or timber panelled (close lapped with no gaps) and sited as detailed in Appendix 2 ('Table 4 – Proposed site layout showing mitigation measures required') of the F.R. Mark and Associates report titled 'Environmental Impact Assessment – Noise Section, Proposed Residential Development at (Visteon, Phase 2) Finaghy Road North, Belfast', dated October 2009. The design of the barrier must ensure that external noise levels in external amenity areas do not exceed 55dB LAeq (16 hour).

Reason: Protection against loss of amenity due to noise

9. Should a piled foundation be required, the development hereby permitted shall not commence until the department has received a piling risk assessment, which is informed by appropriate site data, for its agreement. The assessment should refer to the guidance provided in the Environment Agency (2001) document, "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" reference NC/99/73.

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

10. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Department shall be notified immediately. 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.

11. After completing any remediation works under Conditions 9 and 10; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. 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 the risks and achieving the remedial objectives.

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

12. The vehicular access from Road 1 onto the access road, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing 13-046-P102 Rev 06 bearing the Belfast Planning Service date stamp 19/11/15, 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.

13. No dwelling showing incurtilage parking shall be occupied until such incurtilage provision has been constructed in accordance with the approved drawings to provide adequate facilities for parking. These parking spaces shall be permanently retained.

Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.

14. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm 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 interest of road safety and the convenience of road users.

15. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

16. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:13-046-P-101 Rev 06; 13-046-P102 Rev 06; 13-046-P-104 Rev 05 bearing the TransportNI determination date stamp 11/12/15.

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

17. The proposed windows labelled X on approved drawings No 03, 04, 05, 06, and 07, date stamped received 01/02/13, shall be finished in obscure glass. These windows shall be permanently retained and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Council.

Reason: In the interests of amenity.

18. The development hereby permitted shall not be occupied until details of cycle storage have been submitted and agreed in writing with Belfast City Council. These facilities shall be permanently retained.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

ANNEX	
Date Valid	1st February 2013
Date First Advertised	15th February 2013
Date Last Advertised	13th February 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Castlewood Manor,Ballymoney,Belfast,Antrim,BT11 9RU, The Owner/Occupier, 1 Woodland Grange,Ballymoney,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 10 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 100 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EP, The Owner/Occupier, 102 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EP, The Owner/Occupier, 11 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 11 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 12 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 12 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 12A Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 13 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 14 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 14 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 15 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 15 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 150-156,Finaghy Road North,Ballyfinaghy,Belfast,Antrim,BT11 9EH, The Owner/Occupier, 16 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 16 Woodland Grange,Ballyfinaghy,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 17 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 17 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 18 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 18 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 19 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 2 Castlewood Manor,Ballymoney,Belfast,Antrim,BT11 9RU, The Owner/Occupier, 2 Woodland Grange,Ballymoney,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 20 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 21 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 21 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 22 Moor Park Mews,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, 22 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 23 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 24 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 25 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 26 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 27 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 28 Woodland Grange Ballyfinaghy Belfast The Owner/Occupier, 29 Woodland Grange Ballyfinaghy Belfast Bernadette Devlin 3 Castlewood Manor,Ballymoney,Belfast,Antrim,BT11 9RU, The Owner/Occupier, 3 Woodland Grange,Ballymoney,Belfast,Antrim,BT11 9QT, The Owner/Occupier, 30 Woodland Grange Ballyfinaghy Belfast</p>	

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The Owner/Occupier, 36 Woodland Grange, Ballyfinaghy, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 37 Woodland Grange, Ballyfinaghy, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 4 Castlewood Manor, Ballymoney, Belfast, Antrim, BT11 9RU,
The Owner/Occupier, 4 Woodland Grange, Ballymoney, Belfast, Antrim, BT11 9QT,
Catherine King 46 Woodland Grange, Ballymoney, Belfast, Antrim, BT11 9QT,
Sean Cahoon 5 Castlewood Manor, Ballymoney, Belfast, Antrim, BT11 9RU,
The Owner/Occupier, 5 Woodland Grange, Ballymoney, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 56 Ladybrook Park, Ballymoney, Belfast, Antrim, BT11 9EL,
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The Owner/Occupier, 7 Woodland Grange, Ballymoney, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 70 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 71 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 72 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 73 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 74 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 75 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 76 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 77 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 78 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 79 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 8 Woodland Grange, Ballyfinaghy, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 80 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 82 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 83 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 84 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 85 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 86 Ladybrook Park Ballymoney Belfast
The Owner/Occupier, 88 Ladybrook Park Ballymoney Belfast
B Devlin 9 Woodland Grange, Ballyfinaghy, Belfast, Antrim, BT11 9QT,
The Owner/Occupier, 90 Ladybrook Park Ballymoney Belfast

<p>The Owner/Occupier, 92 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EN, The Owner/Occupier, 94 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EP, The Owner/Occupier, 96 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EP, The Owner/Occupier, 98 Ladybrook Park,Ballymoney,Belfast,Antrim,BT11 9EP, The Owner/Occupier, Flat 1,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, Flat 2,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, Flat 3,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, Flat 4,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, Flat 5,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, The Owner/Occupier, Flat 6,Moor Park Manor,Ballyfinaghy,Belfast,Antrim,BT10 0QQ, Claire Hanna clairehanna@gmail.com</p>	
Date of Last Neighbour Notification	
Date of EIA Determination	28th February 2013
ES Requested	Yes /No
<p>Planning History</p> <p>Ref ID: Z/2002/2135/F Proposal: Proposed housing development comprising of 44no. townhouses and 12no. semi-detached dwellings. Address: Land adjacent to Ford Visteon Plant, Finaghy Road North, Belfast, BT11 Decision: Decision Date: 27.03.2008</p> <p>Ref ID: Z/2008/0993/F Proposal: Development comprising of 24 no. townhouses and 29 no. apartments [amended scheme]. Address: Lands between the Ford Visteon Plant and Phase 1 of a proposed housing development (Z/2002/2135) Finaghy Road North, Belfast. Decision: Decision Date: 17.08.2010</p> <p>Ref ID: Z/2013/0120/F Proposal: Proposed housing development comprising of 10 semi detached dwellings and 36 townhouses Address: Land adjacent to former Ford Visteon Plant, Finaghy Road North, Belfast, BT11, Decision: Decision Date:</p>	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: N/A Response of Department:</p>	