

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 15 November 2016</b>	
<b>Application ID:</b> LA04/2015/0543/F	
<b>Proposal</b> Development of a two storey nursing home including dementia care facilities with access from Mount Merrion Avenue, car parking, landscaping and all associated site works.	<b>Location</b> Lands to the rear of 34-66 Onslow Parade, Belfast
<b>Referral Route:</b> The application is for a two storey nursing home of fifty three beds.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Burnview Properties Ltd 601 Lisburn Road Belfast BT9 7GS	<b>Agent Name and Address:</b> 29 Linenhall Street Belfast BT2 8AB
<p><b>Executive Summary:</b></p> <p>The application seeks the construction of a two storey nursing home including dementia care facilities with access from Mount Merrion Avenue, car parking, landscaping and all associated site works.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Planning history</li> <li>• Provision of a quality residential environment by way of density, layout, amenity, and the likelihood of dominance and overlooking</li> <li>• Landscaping and Natural Heritage</li> <li>• Contamination</li> <li>• Drainage</li> <li>• Parking and access</li> <li>• Trees/Landscaping/Natural Heritage</li> </ul> <p>The site located between Onslow Parade and Mount Merrion Avenue is on land zoned for social housing in BMAP (EB 04/11 ).The proposal has been assessed against the SPPS, Planning Policy Statement 2, 3, 15, and supplementary planning guidance - Creating Places, DCAN 9, 11 and 15.</p> <p>This site was granted planning permission (Z/2011/0712/F) in 2013 for the construction of fourteen social housing units. However no condition was imposed restricting the site to social housing. As such, occupation of the dwellings as approved by persons not on the social housing list would not be enforceable. Notwithstanding this, the site remains zoned for social housing, however the unfettered approval remains a material consideration. The current application, while not specifically social housing, will provide 50 units for elderly persons, including a specialised dementia care unit, thereby addressing a different but specialised housing need. The loss of the 14 housing units which cannot be enforced is weighted against the gain of this particular housing need.</p> <p>There were nine representations objecting to this planning application, raising the following issues:</p> <ul style="list-style-type: none"> <li>• Overlooking</li> </ul>	





**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	No objection
Statutory	NIEA Waste Management	No objection
Statutory	NIEA Natural Environment Division	No objection
Statutory	Belfast City Council Building Control (Waste Storage)	No objection
Non Statutory	Belfast City Council Tree Officer	No objection
Statutory	Northern Ireland Housing Executive	No objection

**Representations:**

Letters of Support	None Received
Letters of Objection	9
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected representatives	None Received

**Characteristics of the Site and Area**

<b>1.0</b>	<p><b>Description of Proposed Development</b>                      The proposal seeks the development of a two storey nursing home including dementia care facilities with access from Mount Merrion Avenue, car parking, landscaping and all associated site works.</p>
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<b>2.0</b>	<b>Description of Site and Area</b>
<b>2.1</b>	The application site (zoned for social housing in BMAP) is located to the rear of properties on Mount Merrion Avenue, Onslow Park and Onslow Parade. It is a dilapidated location which is overgrown and contains the remnants of a former commercial yard with derelict sheds. The existing narrow entrance and laneway is sited between 32 and 34 Onslow Parade. The generally flat site is bounded by a mixture of walls, fences and hedges, with the Loop River (overgrown) meanders between the rear of properties on Mount Merrion Avenue and the southern boundary of the site.
<b>2.2</b>	The immediate vicinity is predominantly residential with semi-detached two storey properties set within elongated curtilages to the north and west of the site. To the south are single storey bungalows, three storey flats and beyond Mount Merrion Avenue lies the Cregagh estate -two storey red brick flats with distinctive flat roofs. Ravenhill Rugby Ground is located a short distance east along Mount Merrion Avenue, and the roundabout linking Mount Merrion with Cregagh Road, Woodstock Road and Ladas Drive to the west.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
<b>3.1</b>	In 2013 planning permission was granted (Z/2011/0712/F) for the erection of fourteen social housing units with access from Mount Merrion Avenue, landscaping and all associated works. The planning approval is extant until 2018, and no condition was attached to it restricting the site to social housing. In 2014 a Pre-Application Discussion (Z/2014/1524/PREAPP) was held for the construction of a proposed nursing home with an outcome of 'Likely to Approve' given the permission which could not be enforced solely for social housing.
<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>• Allocation HOU2 - Social Housing and Zoning EB 04/11 for social housing</li> <li>• Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> <li>• Planning Policy Statement 2 – Natural Heritage</li> <li>• Planning Policy Statement 3 – Access, Movement and Parking</li> <li>• Planning Policy Statement 15 – Planning and Flood Risk</li> <li>• Development Control Advice Note 9 – Residential and Nursing Homes</li> <li>• Development Control Advice Note 11 – Access for People with Disabilities</li> <li>• Development Control Advice Note 15 – Vehicular Access Standards</li> <li>• Supplementary Planning Guidance - Parking 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 and informatives</li> <li>• <b>NI Water</b> – No objection subject to informatives</li> <li>• <b>NIEA Waste Management</b> – No objection subject to conditions and informatives</li> <li>• <b>NIEA Water Management Unit</b> – No objection subject to conditions and informatives</li> <li>• <b>NIEA Natural Heritage</b> – No objection</li> <li>• <b>Northern Ireland Housing Executive</b> – No objection</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 conditions and informatives.</li> <li>• <b>Belfast City Council Building Control Waste Storage</b> – No objection</li> <li>• <b>Belfast City Council Tree Officer</b> – No objection subject to conditions</li> </ul>

<b>7.0</b>	<b>Representations</b>
<b>7.1</b>	<p>There were nine representations objecting to this planning application raising the following issues:</p> <ul style="list-style-type: none"> <li>• Overlooking</li> <li>• Contamination</li> <li>• Preference for residential housing</li> <li>• Car Parking</li> <li>• Environmental concerns</li> <li>• Separation distances – dominance and overshadowing</li> <li>• Traffic intensification</li> <li>• Drainage/Sewerage</li> <li>• Height of the proposed building</li> <li>• Light pollution</li> </ul>
<b>8.0</b>	<b>Other Material Considerations</b>
	Planning History Z/2011/0712/F – 14 Social Housing units which cannot be enforced due to lack of social housing condition
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	The application site is located within the settlement development limits of Belfast, on land zoned for social housing (in BMAP).
<b>9.2</b>	The key issues in this planning application are: the planning history on the site, social housing zoning and the proposed nursing home development, contamination, drainage, parking/access, amenity space, natural heritage, landscaping, trees and boundary treatment, dominance, overlooking and environmental concerns.
<b>9.3</b>	<p><b>Development Plan - Zoned Land for Social Housing</b></p> <p>Belfast Metropolitan Area Plan - zoned for social housing (EB 04/11) – Allocation HOU2. In 2013 planning permission was granted for 14 housing units. This approval is extant until 2018, however no condition was attached restricting the site to social housing. In 2014 a Pre-Application Discussion (Z/2014/1524/PREAPP) was held for the construction of a proposed nursing home. It was deemed favourable given the lack of an enforceable condition and also on the basis the proposal was for a nursing home which had a specialised dementia care unit, an area of care where there is currently a shortage of dedicated care. As such it is accepted that the social housing zoning is set aside for this development. Northern Ireland Housing Executive has been consulted and offers no objection to the development proposal. In adherence with Development Control Advice Note 9 – Residential and Nursing Homes regard will be had for the following matters in assessing a nursing home proposal: siting, character of the local area, traffic including access and parking, amenity, design and layout and landscaping.</p> <p><b>Strategic Planning Policy Statement for Northern Ireland</b></p>
<b>9.4</b>	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.
<b>9.5</b>	<p><b>Drainage</b></p> <p>The land at this site is adjacent to a watercourse which is designated under the terms of the Drainage (Northern Ireland) Order 1973 and known as the Loop River. The site is not affected by any fluvial or coastal floodplains and there have been no historical flooding reports. A Drainage Assessment was submitted in compliance with PPS 15 FLD3 - all development proposals that exceed 1000m2 of new hard-surfacing. Rivers Agency consent to the proposal to discharge 5l/s (Schedule 6 of the Drainage (Northern Ireland) Order 1973) and the culverting and associated works to the Loop River. The proposal involves the</p>

	<p>culverting (approximately 12m length and 1m width) and bridging (approximately 6-8m width and 11-12m depth) of the aforementioned watercourse to provide an access to the development from Mount Merrion Avenue. Policy FLD 4 of PPS 15 planning states that permission will only be granted for the artificial modification of a watercourse, including culverting or canalisation operations, where the culverting of short length of a watercourse is necessary to provide access to a development site. The existing access to Onslow Parade is to be closed, therefore the Mount Merrion access (proposed) will be the only in/out access point.</p>
<p><b>9.6</b></p>	<p><b>Contamination</b>  In view of activities on the site since the 2008 and 2011 site investigations, namely, the removal of most on-site buildings, fly-tipped or deposited waste materials including asbestos containing material and evidence of burning on site (which may or may not have included the burning of waste oil), Belfast City Council Environmental Health raised concerns that the development site has been exposed to a number of additional contaminants that could have the potential to impact on human health.</p>
<p><b>9.6.1</b></p>	<p>Reports submitted have been considered by Belfast City Council Environmental Health who are now satisfied with the additional information subject to conditions and informative. They have noted that the development will not include private gardens or any areas to be used for home-grown produce</p>
<p><b>9.7</b></p>	<p><b>Natural Heritage</b>  In compliance with PPS 2 Policy NH2 –Species Protected by Law – planning permission will only be granted for a development proposal that is not likely to harm a European or National Protected Species. Objection letters have raised concerns regarding the impact of the proposed development on wildlife. NIEA Natural Environment Division was consulted and raised concerns about potential impact upon the bat population. A Bat Roost Potential Survey was submitted by the applicant and assessed by NIEA. They noted that one building, to be demolished, on site was deemed to have bat roosting potential, however after an internal inspection of this building was carried out there was no evidence of bats present. The survey also states that there are two mature trees on the site that have bat roosting potential. As the trees are to be retained NIEA Natural Environment Division is content that the development is unlikely to significantly impact the local bat population.</p>
<p><b>9.8</b></p>	<p><b>Trees</b>  In compliance with PPS 2 NH5 – Habitats, Species or Features of Natural Heritage Importance – other natural heritage features worthy of protection must be considered. There are three mature main trees on the site worthy of protection – two to the rear of 32 Onslow Parade/Onslow Parade access laneway, and one to the rear boundary of 40 Onslow Parade. The former laneway providing access to Onslow Parade is to be disused in the proposed development. A tree survey report was submitted along with tree protection measures (drawing 12A). The Belfast City Council Tree Officer is satisfied that the protection measures along with planning conditions will allow for the preservation of the trees.</p>
<p><b>9.9</b></p>	<p><b>Landscaping and Boundaries</b>  The landscape plan submitted (10B) is considered acceptable by the Belfast City Council Tree Officer. It provides a green environment that is applicable to a nursing home, screening along boundaries, and for the protection of existing mature trees. Boundaries will include the retention of existing walls, and the provision of new timber fences varying between 1.2m to 1.8m in height. Hard landscaping is to include: black tarmac, concrete paviours, flag paving, permeable brick and tactile paving.</p>

9.10	<p><b>Sewerage</b> Objections were received to this planning application raising concerns about the capability of the utilities structure to cope with the proposed development. NI Water was consulted and offered no objection to the proposal.</p>
9.11	<p><b>Light Pollution</b> Objections were received to this planning application raising concerns about light pollution from the proposed development. The site is located in a predominantly residential inner city area, and in close proximity to Ravenhill Rugby Stadium with its associated floodlights. Belfast City Council Environmental Health was consulted and offered no objection to the proposal.</p>
9.12	<p><b>DCAN 9: Residential and Nursing Home Assessment</b> a) <b>Siting</b> – The site is 0.49ha in size and is essentially land locked apart from a single lane entrance between 32 and 34 Onslow Parade. The provision of a new entrance from Mount Merrion Avenue has been discussed in paragraph 9.5 regarding the culverting and bridging of the River Loop. The relationship between the existing residential properties and the proposed development will be assessed under Amenity, and the mature trees close to the existing laneway from Onslow Parade will be assessed under Landscape.</p>
9.13	<p>b) <b>Locality</b> – As detailed in paragraph 2.2 this is a predominantly two storey residential locality, therefore the principle of a (two storey) nursing home on the site is acceptable (setting aside the social housing zoning). A detailed assessment of its relationship on the neighbouring properties will be discussed upon under Amenity.</p>
9.14	<p>c) <b>Traffic</b> – The existing access to Onslow Parade is to be closed and the footway reinstated to the satisfaction of Transport NI. As such the new entrance to be created from Mount Merrion Avenue will facilitate all incoming and outgoing vehicles. The ability for vehicles to manoeuvre within the site has been facilitated, and the parking requirements have been met with a total provision of 25 in-curtilage spaces. Refuse will be collected from within the site on a weekly basis. DCAN 9 stipulates that on/off street parking and servicing requirements must take account of staff, visitors, doctors, ambulances, service vehicles, taxis etc. Objections were received pertaining to car parking and traffic intensification. Transport NI was consulted, and having assessed the objections and all information presented is content with the development proposal. As such it complies with PPS 3, DCAN 9, 11, 15 and Parking Standards.</p>
9.15	<p>d) <b>Residential Amenity</b> – From a visual perspective the proposed development would significantly improve the site that is currently dilapidated and overgrown. Belfast City Council Environmental Health has been consulted and stated that there will be no detrimental impact on the amenity of the site and immediate vicinity by way of noise, air pollution, general amenity, and ambient air quality. Belfast City Council Waste Management Service stated that commercial waste guidelines apply and the storage area proposed is adequate (details on drawing 13A). Representations received from neighbouring residents raised objections to the proposed development by way of overlooking and dominance/loss of light.</p>
9.15.1	<p>• <b>Dominance</b> – The separation distance between the proposed development and the rear elevations of properties on Onslow Parade (elongated rear gardens) is a minimum of 25m. The elevation of the proposed nursing home facing these properties measures 5.3m to eaves and 10.1m to the ridge height of the hipped roof. Properties on Onslow Park have a similar separation distance from the western elevation of the proposed nursing home. The southern elevation has the same</p>

<p>9.15.2</p> <p>9.16</p> <p>9.17</p> <p>9.18</p>	<p>dimensions but with a separation distance from the flats on Mount Merrion Avenue ranging from 14m to 23m. Only the southern facing section of the 'wing' of the proposed development is between 14m-17.5m from 154-158 Mount Merrion Avenue. Taking account of the separation distances, proposed building dimensions and the sun path (east-west), it is unlikely that there will be a detrimental impact by way of loss of light.</p> <ul style="list-style-type: none"> <li>• <b>Overlooking</b> - There are no liveable rooms proposed on the gable elevations of the proposed wings at the eastern and western ends of the development, and any proposed windows are to be fitted with obscure glazing. No exterior balconies are proposed at first floor level. As the separation distances are deemed to be acceptable with surrounding residential properties, and the boundaries are to be supplemented by landscape screening it is unlikely that there will be any detrimental impact by way of overlooking.</li> </ul> <p>e) <b>Design and Layout</b> - The proposed external materials include: red/orange clay brick with render panels and grey cedar boarding, grey concrete interlocking tiles, and double glazed white UPVC windows (fenestration of vertical emphasis). The immediate vicinity is dominated by residential properties built from red facing brick therefore the design of the proposed nursing home is acceptable. It is not located within a Conservation Area or Area of Townscape Character. The layout of the site is acceptable in that the existing site entrance is to be closed thus preventing traffic intensification within the quiet residential Onslow Parade. The proposed new access is from Mount Merrion Avenue with car parking and vehicular movement contained to a small portion of the site. An elongated building is proposed with three 'annexes' protruding from it. As discussed in the previous paragraphs the siting and size of the proposed nursing home along with the associated landscaping is acceptable.</p> <p>f) <b>Landscaping</b> – refer to paragraph 9.9</p> <p><b>Access for People with Disabilities</b> - The proposed development is compliant with DCAN 11 – Access for People with Disabilities</p>
<p>10.0</p>	<p><b>Conclusion</b></p> <p>In the adopted Belfast Metropolitan Area Plan the site was zoned for social housing (EB 04/11), however no planning condition was imposed restricting the site to this type of housing. Northern Ireland Housing Executive were consulted and offered no objection to the development of the site for a nursing home. Issues pertaining to Drainage and Contamination have been dealt with by way of submission of reports and the relevant statutory bodies. NIEA consider that the development is unlikely to have a detrimental impact on the local bat population. The site contains three mature trees that are to be retained and protected during construction. Landscaping proposed is appropriate to a nursing home environment and for the privacy of neighbouring properties. The design and layout of the development will not cause a detrimental impact on these properties by way of dominance or overlooking. Transport NI is satisfied that access and traffic generation will not prejudice the safety and amenity of the neighbourhood. Having regard to the policy context, objections and other material considerations above, the proposal is deemed to be acceptable and planning permission is recommended for approval.</p>
<p>11.0</p>	<p><b>Summary of Recommendation</b></p> <p>Approval subject to conditions</p>
<p>12.0</p>	<p><b>Conditions</b></p>



<ol style="list-style-type: none"> <li>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit</li> <li>2. The construction of the development hereby permitted shall not commence until the existing buildings are demolished, and all rubble and foundations removed. Reason: To preserve the amenity of the area.</li> <li>3. The materials to be used in the construction of the external surfaces of the building hereby permitted, shall be as stipulated on drawing 07 and 08, date stamped 18 June 2015. Reason: In the interest of visual amenity.</li> <li>4. Prior to occupation of the development hereby approved obscured glazing shall be installed and permanently retained on those windows on the Northern and Southern elevations as indicated on Drawings 08, date stamped 18<sup>th</sup> June 2015. Reason: In the interest of residential amenity.</li> <li>5. All boundary treatments shall be completed in accordance with the approved drawing 10B date stamped 07 September 2016. Reason: To safeguard the privacy and amenity for prospective residents.</li> <li>6. The applicant, on completion of the works and prior to the occupation of the proposed development, shall provide to the Belfast Planning Service, for approval, a Verification Report. This report must demonstrate that the remedial measures outlined in section 6 of the Doran Consulting Report titled 'Additional Investigation and Updated Assessment of Collated Data- Lands to rear of 34-66 Onslow Parade, Belfast, Planning Reference LA04/2015/0543/F have been implemented.  The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end use (residential without plant uptake). It must demonstrate that the identified contaminant-pathway-target linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular the Verification report must demonstrate that: <ol style="list-style-type: none"> <li>a. The soils to the landscaped/garden areas have been excavated to a depth of 0.5m below finished ground level. A capped layer has been installed in the proposed garden/landscaped areas. This consists of 500mm of clean top soil (and top soil if required). The imported material shall be demonstrably suitable for residential without plant uptake land use.</li> <li>b. A suitable geotextile membrane (or equivalent) has been installed at the base of the excavation prior to the emplacement of the layer of clean soils. It should be installed across all areas of landscaping/gardens and parallel layers should be suitably secured or overlapped by at least 0.2m.</li> </ol> Reason: Protection of human health. </li> <li>7. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with drawing 03A date stamped 16 December 2015, 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</li> </ol>
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	<p>safety and the convenience of road users.</p> <p>8. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing. 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 that adequate provision has been made for parking, servicing and traffic circulation within the site.</p> <p>9. No part of the development shall become operational until provision has been made for cycle parking in accordance with the approved plan. 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.</p> <p>10. 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 commenced / occupied / becomes operational) 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.</p> <p>11. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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.</p> <p>12. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Transport NI. Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p> <p>13. No development including site clearance works, lopping, topping or felling of trees, shall take place until a landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, has been submitted to and approved by Belfast City Council. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15. Reason: To ensure the provision of amenity afforded by an appropriate landscape design.</p> <p>14. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works). Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development. Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil</p>
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	<p>compaction.</p> <p>15. Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity. Reason: To respect the topography of the site and to ensure the protection of existing landscape features.</p> <p>16. All hard and soft landscape works shall be completed in accordance with drawing 10B date stamped 07 September 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.</p> <p>17. 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.</p> <p>18. Trees and vegetation to be retained within the site and proposed planting as indicated on drawing 10B date stamped 07 September 2016, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of Belfast City Council. Any arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works). Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.</p> <p>19. The existing boundary hedging of this site, as indicated on the approved drawing 10B date stamped 07 September 2016, shall be retained at an average height of not less than 1.8 metres, and should any part of the 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 before the expiration of the next planting season by hedges of the same species, variety and size to those originally planted. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>20. 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</p>
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	of landscape.
<b>12.0</b>	<b>Notification to Department (if relevant)</b> N/A
<b>13.0</b>	<b>Representation from elected member:</b> Enquiries made by Councillor Boyle.

<b>ANNEX</b>	
<b>Date Valid</b>	30 June 2015
<b>Date First Advertised</b>	10 July 2015
<b>Date Last Advertised</b>	N/A
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, 152 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 153 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 154 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 155 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 156 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 157 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 158 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 159 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 160 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 161 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 162 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 163 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 164 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 165 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>The Owner/Occupier, 166 Mount Merrion Avenue Ballymaconaghy Belfast</p> <p>Patrick McAteer</p>	

166, Mount Merrion Avenue, Belfast, Down, Northern Ireland, BT6 0FT  
Patrick McAteer  
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The Owner/Occupier,  
167 Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
168 Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170A Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170B Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170C Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170D Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170E Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
170F Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172A Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172B Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172C Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172D Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172E Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
172F Mount Merrion Avenue Ballymaconaghy Belfast  
The Owner/Occupier,  
2 Onslow Park Ballynafof Belfast  
The Owner/Occupier,  
28 Onslow Parade Ballymaconaghy Belfast  
John Coffey  
28, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AR  
The Owner/Occupier,  
3 Onslow Park Ballynafof Belfast  
The Owner/Occupier,  
30 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
32 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
32A Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
32A Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
34 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
36 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
38 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
4 Onslow Park Ballynafof Belfast

The Owner/Occupier,  
40 Onslow Parade Ballymaconaghy Belfast  
James Monaghan  
40, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
The Owner/Occupier,  
42 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
44 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
46 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
48 Onslow Parade Ballymaconaghy Belfast  
John Hardy  
48, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
The Owner/Occupier,  
5 Onslow Park Ballynafoy Belfast  
The Owner/Occupier,  
50 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
52 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
54 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
56 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
58 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
6 Onslow Park Ballynafoy Belfast  
The Owner/Occupier,  
60 Onslow Parade Ballymaconaghy Belfast  
Roisin McLoughlin  
60, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
Glenn Knowles  
60, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
The Owner/Occupier,  
62 Onslow Parade Ballymaconaghy Belfast  
The Owner/Occupier,  
64 Onslow Parade Ballymaconaghy Belfast  
D Atkinson  
64, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
The Owner/Occupier,  
66 Onslow Parade Ballymaconaghy Belfast  
William Smyth  
66, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
William Smyth  
66, Onslow Parade, Belfast, Down, Northern Ireland, BT6 0AS  
The Owner/Occupier,  
68 Onslow Parade Ballynafoy Belfast  
The Owner/Occupier,  
70 Onslow Parade Ballynafoy Belfast  
The Owner/Occupier,  
72 Onslow Parade Ballynafoy Belfast  
The Owner/Occupier,  
74 Onslow Parade Ballynafoy Belfast  
The Owner/Occupier,

76 Onslow Parade Ballynafoy Belfast The Owner/Occupier, 8 Onslow Park Ballynafoy Belfast Andy Scott	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>Notification to Department (if relevant)</b>	N/A