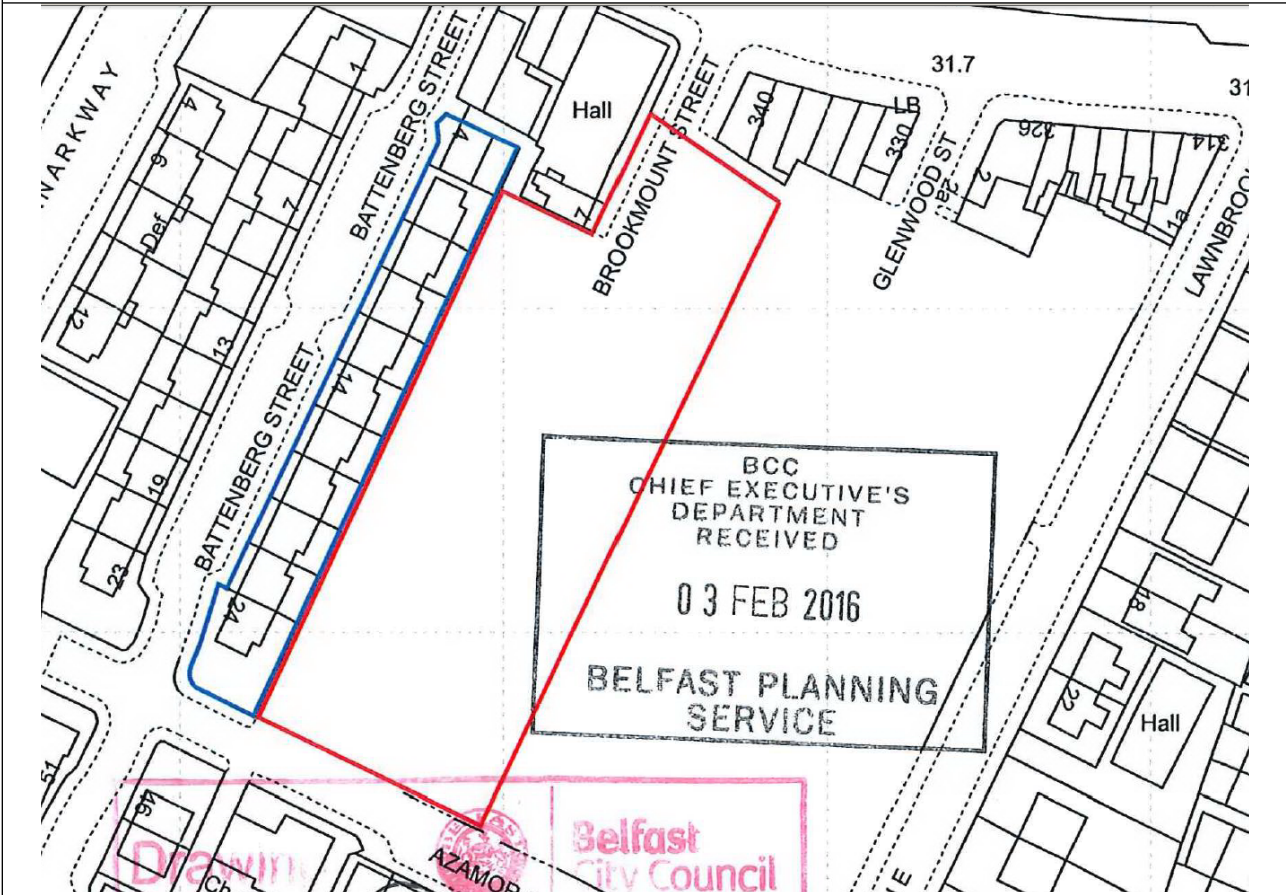


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 December 2016	
Application ID: LA04/2016/0374/F	
Proposal: Development of 20no. dwellings (18no. 2 storey terrace dwellings and 2no. bungalows) and associated car parking, security gates and footpath.	Location: Lands at Brookmount Street Belfast BT13 3AP
Referral Route: More than 5 dwellings	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Fold Housing Association 3 Redburn Square Holywood BT18 9HZ	Agent Name and Address: Knox and Clayton 2a Wallace Avenue Lisburn BT27 4AA
<p>Executive Summary:</p> <p>This application seeks full planning permission for the Development of 20no. dwellings (18no. 2 storey terrace dwellings and 2no. bungalows) and associated car parking, security gates and footpath.</p> <p>The site is located at lands at Brookmount Street, Belfast. The site is identified as within the development limits of Belfast however it is situated in an Area of Townscape Character (BT 052 Shankill). The site is a vacant rectangular plot of land which is covered in grass.</p> <p>The key issues are</p> <ul style="list-style-type: none"> (a) Principle of residential accommodation on the site (b) Road safety (c) Design and layout (d) flood risk <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Addendum to Planning Policy Statement 6: Areas of Townscape Character, Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 12: Housing in Settlements; and Planning Policy Statement 15: Planning and Flood Risk. The proposal complies with these policies.</p> <p>There were no representations received.</p> <p>All consultees responded with no objections subject to conditions.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	None Received
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 Development of 20no dwellings (18no. 2 storey terrace dwellings and 2no bungalows) and associated car parking, security gates and footpath.</p>
2.0	<p>Description of Site The site is located at lands at Brookmount Street, Belfast. The site is identified as within the development limits of Belfast however it is situated in an Area of Townscape Character (BT 052 Shankill). The site is a vacant rectangular plot of land which is covered in grass. The site is open and boundaries are undefined essentially. Terrace dwellings are to the West and South of the site. There is a large red brick building to the North East of the site which is used as an Orange Hall. There is open space to the East which originally had terrace dwellings on it.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Site History There is history on the site itself under Z/2015/0196/F - Temporary use of a previous housing site (brownfield) as open space (grassed) pending redevelopment - for a period of 5 years. This was granted permission on 27/10/15.
4.0	Policy Framework 4.1 Belfast Metropolitan Area Plan 2015 4.1.1 Area of Townscape Character BT 052 - Shankill 4.2 Strategic Planning Policy Statement (SPPS) 4.2.1 Good design paras 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 Policy AMP 1: Creating an Accessible Environment 4.4 Addendum to Planning Policy Statement 6: Areas of Townscape Character 4.4.1 Policy ATC 2: New Development in an Area of Townscape Character 4.5 Planning Policy Statement (PPS) 7: Quality Residential Environments 4.5.1 Policy QD 1: Quality in New Residential Development 4.6 Planning Policy Statement (PPS) 7 Addendum: Safeguarding the Character of Established Residential Areas 4.6.1 Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity 4.7 Planning Policy Statement (PPS) 12: Housing in Settlements 4.7.1 Planning Control Principle 2: Good Design 4.8 Planning Policy Statement 15: Planning and Flood Risk 4.8.1 Policy FLD 3: Development and Surface Water (Pluvial) Outside Flood Plains
5.0	Statutory Consultees 5.1 Transport NI – No objection subject to conditions 5.2 Northern Ireland Water Ltd - No objection 5.3 NIEA Waste Management Unit - No objection subject to conditions 5.4 DARD Rivers Agency – No objection
6.0	Non Statutory Consultees 6.1 BCC Environmental Health – No objection subject to conditions
7.0	Representations The application has been neighbour notified and advertised in the local press. No representations have been received.
8.0	Other Material Considerations 8.1 DCAN 8: Housing in Existing Urban Areas 8.2 DCAN 15: Vehicular Access Standards 8.3 Creating Places
9.0	Assessment 9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is within the Shankill Area of Townscape Character (BT 052). The proposal is for the development of 20no dwellings (18no. 2 storey terrace dwellings and 2no bungalows) and associated car parking, security gates and footpath. 9.2 The key issues are

- (a) Principle of residential accommodation on the site
- (b) Road safety
- (c) Design and layout
- (d) flood risk

9.4 The proposal makes use of the full site and proposes 18 two storey terrace dwellings and 2 detached single storey dwellings. The scheme is part of a wider regeneration programme to replace old terraced housing stock in the area. This is the third phase of redevelopment for Lawnbrook and with Phase 1 and 2 on Battenburg Street being completed recently. The site previously displayed terrace dwellings and was approved as temporary use of a previous housing site as open space (grassed) pending redevelopment, for a period of 5 years. Therefore the principle of residential use is acceptable. Each dwelling displays its own individual pedestrian gateway access with small front gardens and rear gardens also. There is no off street parking with the proposal.

9.5 AMP 1 of PPS3

The proposed development does not prejudice road safety nor inconvenience the flow of traffic. Transport NI have no objections to the proposal following the submission of Private Street Determination drawings. There is no off street parking proposed which is in keeping with the character of the area. This reflects other recently built dwellings in the area, such as the terrace dwellings on Battenburg Street. The proposal therefore complies with AMP 1 of PPS 3 and DCAN 15.

9.6 QD 1 of PPS 7:

(a) The proposed dwellings are a mix of detached single storey and terrace two storey, each with individual pedestrian gateways to the front. They display individual gardens to the rear and overall are of a traditional design. The proposal is in keeping with the context/character of the area. The proposed dwellings are approximately 7.5m from finished floor level to ridge height and approximately 5.1m which is acceptable for the area with pitched roofs. Bin storage is indicated to the rear. There are 4 types of dwelling and all of which fall within the space standards suggested DSD's Housing Association Guide 2009. The rear gardens range in size from 18.2 sqm to 83.5 sqm approximately. Overall the amenity space is acceptable given the location and context/character of the area. The bulk, scale and massing of the proposed dwellings is in keeping with that of the surrounding area also.

(b) There are no features of archaeological and built heritage importance to be protected. Similarly there is no vegetation or landscape features on the site.

(c) No landscaping plan has been submitted however proposed site layout plan 02D shows some amenity areas finished in grass which is acceptable for the area. The boundaries are characterised by timber fencing which is also characteristic of the area.

(d) The proposed development is not such that would warrant local neighbourhood facilities to be provided within the development itself. The development is within walking distance of the Shankill Road where there are many shops and convenience stores.

(e) Criteria (e) stipulates that a movement pattern is provided that supports walking and cycling. The site is road side and given its small nature, paths for walking and cycling are not required. The application site is also close to Metro bus routes.

(f) Adequate parking provision has been indicated on street through evidence provided by the agent and Transport NI have responded to consultation with no objection.

	<p>(g) The design of the development must draw upon the best local traditions of form, materials and detailing. The proposed external materials to external walls are a mix of multi brown bricks with smooth self-coloured render. Dark grey tiles are proposed for the roof. These are acceptable for the area as it displays a mix of design and materials. The proposed treatment for the boundaries are a mix of timber fencing which is acceptable for the area and integrate with the overall design.</p> <p>(h) The proposal backs onto residential dwellings which are at a similar level. There is approximately 11 metres separation from the backs of the proposed dwellings to rear of the dwellings at Battenburg Street. Given the context of location and high density residential properties in the area, it is considered that the separation distance is acceptable. There are no issues of overshadowing, loss of light or noise.</p> <p>(i) There appear to be no particular issues for concern for crime or personal safety. There is an existing walkway along the rear of the site, however this is outside the boundary of the site.</p> <p>9.7 ATC 2 of Addendum to PPS 6: The proposed development respects the built form of the area with a similar design and layout of development which can be seen in the surrounding area, both recently approved and built, and older dwellings.</p> <p>9.7 LC1 of Addendum to PPS7 The pattern of development is in keeping with the overall character of the existing area and the proposed density is not significantly higher than that found in the area. All units range from approximately 88sqm to 128 sqm. These sizes complies with the space standards listed within Annex A of Addendum to PPS7 for units of this type. Therefore the proposal complies with LC 1 of Addendum to PPS7.</p> <p>9.8 FLD3 of PPS15 Since the proposal is for development of 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted and sent to DARD Rivers Agency for comment. They responded on 25/10/16 with no objections.</p> <p>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 and layout as previously considered in the report through assessment of QD 1 of PPS 7, ATC 2 of Addendum to PPS 6, LC1 of Addendum to PPS 7 and Creating Places.</p> <p>9.10 BCC Environmental Health having reviewed a Preliminary Risk Assessment (PRA), Generic Qualitative Risk Assessment (GQRA) have no objections to the proposal subject to conditions.</p> <p>9.11 The proposal is considered to be in compliance with the development plan.</p> <p>9.12 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
10.0	Summary of Recommendation: Approval with conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays, shall be provided in accordance with Drawing No C-25 Revision B bearing the Belfast Planning Service date stamp 29 September 2016 prior to the commencement of any other works or other development hereby permitted.

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

3. The development hereby permitted shall not become occupied until hard surfaced areas have been constructed 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 in connection with the approved development.

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

4. 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 C-25 Revision B bearing the TransportNI determination date stamp 15 November 2016.

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

5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined in blue on Drawing No. C-25 Revision B bearing the TransportNI Determination date stamp 15 November 2016. The Department hereby attaches to the determination a requirement under Article 3(4)A of the above Order that such works shall be carried out in Accordance with an agreement under Article 3(4)C.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

6. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

7. Any existing street furniture or landscaping obscuring visibility or located within the proposed vehicular access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interests of road safety and the convenience of road users.

8. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12) over the first 5m 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

9. The access gradient shall not exceed 4% (1 in 25) over the first 10m 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.

10. The applicant, on completion of the works and prior to the occupation of the proposed development, shall provide to Belfast City Council, Planning Service, for approval, a Verification Report. This report shall demonstrate the successful completion of remediation measures as described in the RPS Ireland Ltd REPORT IBR0838/ April 2016 titled "Lawnbrook Phase 3, Brookmount Street, Belfast Generic Quantitative Risk Assessment", and that the identified contaminant-pathway-target linkages are effectively broken. The Verification Report should be in accordance with best practice and guidance as outlined by the Environment Agency. In particular the Verification report must demonstrate that:

Soils to all proposed landscaped and garden area will be excavated to a depth of 1 m below the proposed final site levels. The soils will be replaced by a capillary layer comprising 300mm of granular material over lain by 350mm of clean sub-soil and finished with 350mm of clean topsoil. The imported material shall be demonstrably suitable for residential (with home grown produce) land use.

Reason: Protection of human health.

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

Reason: Protection of human health.

12. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

13. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority 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 risk being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

ANNEX	
Date Valid	22nd February 2016
Date First Advertised	11th March 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Azamor Street, Town Parks, Belfast, Antrim, BT13 2QF, The Owner/Occupier, 1 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 10 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 11 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 12 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 13 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 14 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 15 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 16 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 17 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 17-21, Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 18 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 19 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 2 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 20 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 21 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 22 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 23 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, The Owner/Occupier, 24 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, The Owner/Occupier, 25 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,</p>	

The Owner/Occupier,
26 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
27 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
28 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
29 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
3 Azamor Street, Town Parks, Belfast, Antrim, BT13 2QF,
The Owner/Occupier,
3 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
30 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
31 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
32 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
33 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
336 Shankill Road, Town Parks, Belfast, Antrim, BT13 3AB,
The Owner/Occupier,
338 Shankill Road, Town Parks, Belfast, Antrim, BT13 3AB,
The Owner/Occupier,
34 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
340 Shankill Road, Town Parks, Belfast, Antrim, BT13 3AB,
The Owner/Occupier,
342-344, Shankill Road, Town Parks, Belfast, Antrim, BT13 3AB,
The Owner/Occupier,
35 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
36 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
37 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
37A Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
38 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
39 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
4 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
40 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,
The Owner/Occupier,
41 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ,
The Owner/Occupier,
42 Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT,

5, 43, 45, 47, 49, 51, 53, 55, 57, 59 Glenwood Street, Town Parks, Belfast, 6, 8, 44, 46, Battenberg Street, Town Parks, Belfast, Antrim, BT13 3AT, 5, 7 Azamor Street, Town Parks, Belfast, Antrim, BT13 2QF, 7 Brookmount Street, Town Parks, Belfast, Antrim, BT13 3AP, 7, 9 Glenwood Street, Town Parks, Belfast, Antrim, BT13 3AJ, Church Of The Nazarene, 1A Azamor Street, Belfast	
Date of Last Neighbour Notification	25th November 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: LA04/2015/1097/PAD Proposal: Development of 22 No. general needs social housing units. Housing mix as per sheet 3 of attached information Address: Lands at Brookmount Street, Belfast, Decision: Decision Date:</p>	
<p>Ref ID: Z/2015/0196/F Proposal: Temporary use of a previous housing site (brownfield) as open space (grassed) pending redevelopment - for a period of 5 years Address: Lands @ Lawnbrook, Shankill bounded by Shankill Road, Lawnbrook Avenue, Azamor Street and Brookmount Street, Belfast, BT13 2BA, Decision: PG Decision Date: 27.10.2015</p>	
<p>Ref ID: Z/2014/0273/DETEIA Proposal: Lawnbrook Renewal Area Address: Lawnbrook, Shankill Road, Belfast, Decision: Decision Date:</p>	
<p>Ref ID: Z/1995/2037 Proposal: Two storey kitchen/bathroom rear extension Address: 12 BROOKMOUNT STREET BELFAST BT13 Decision: Decision Date:</p>	
<p>Ref ID: Z/1994/2596 Proposal: Two storey kitchen and bathroom extension to rear Address: 14 BROOKMOUNT STREET BELFAST BT13 Decision:</p>	

Decision Date:

Ref ID: Z/1989/2374

Proposal: Extension to dwelling

Address: 18 BROOKMOUNT STREET, BELFAST BT13

Decision:

Decision Date:

Ref ID: Z/2001/1782/F

Proposal: 2 Storey extension

Address: 30 Brookmount Street, Town Parks, Belfast, Northern Ireland, BT13 3AP

Decision:

Decision Date: 22.08.2001

Ref ID: Z/1991/2882

Proposal: Extension to dwelling

Address: 35 BROOKMOUNT STREET BELFAST BT13

Decision:

Decision Date:

Ref ID: Z/1994/2093

Proposal: Repairs, improvements and two storey extension

Address: 39 BROOKMOUNT STREET BELFAST BT13

Decision:

Decision Date:

Ref ID: Z/2004/0054/F

Proposal: Two-storey extension to rear of the dwelling

Address: 36 Brookmount Street, Town Parks, Belfast, Northern Ireland, BT13 3AP

Decision:

Decision Date: 22.03.2004

Ref ID: Z/1983/0634

Proposal: EXTENSION TO DWELLING

Address: 20 BROOKMOUNT STREET

Decision:

Decision Date:

Ref ID: Z/1979/0445

Proposal: EXTENSION TO DWELLING

Address: 41 BROOKMOUNT STREET

Decision:

Decision Date:

Ref ID: Z/1995/2884
Proposal: Rear extension to dwelling
Address: 43 BROOKMOUNT STREET BELFAST BT13
Decision:
Decision Date:

Ref ID: Z/1994/2036
Proposal: Extension to dwelling
Address: 45 BROOKMOUNT STREET BELFAST BT13
Decision:
Decision Date:

Ref ID: Z/1982/1338
Proposal: EXTENSION TO DWELLING
Address: 42 GLENWOOD STREET
Decision:
Decision Date:

Ref ID: Z/1994/2447
Proposal: Single storey rear extension
Address: 54 BROOKMOUNT STREET BELFAST BT13
Decision:
Decision Date:

Ref ID: Z/2009/1474/Q
Proposal: Demolition of dwellings
Address: Lawnbrook Urban Renewal Area and Shankill Area
Decision:
Decision Date:

Ref ID: Z/1995/2048
Proposal: Two storey rear kitchen/bathroom extension to dwelling
Address: 11 BROOKMOUNT STREET BELFAST BT13
Decision:
Decision Date:

Ref ID: Z/1985/0400
Proposal: EXTERNAL IMPROVEMENTS TO SHOP
Address: 326-328 SHANKILL ROAD
Decision:
Decision Date:

Ref ID: Z/2011/0323/F

Proposal: Change of use from dwelling to administrative base for community group (retrospective).
Address: 7 Brookmount Street, Belfast, BT13 3AP,
Decision:
Decision Date: 28.09.2011

Ref ID: Z/1999/2237
Proposal: Erection of a two storey rear extension for a kitchen and bathroom.
Address: 7 BROOKMOUNT STREET, BELFAST BT13
Decision:
Decision Date:

Ref ID: Z/1983/1646
Proposal: EXTENSION
Address: 4 BROOKMOUNT STREET
Decision:
Decision Date:

Ref ID: Z/2005/1482/F
Proposal: Erection of two storey extension to rear of dwelling.
Address: 9 Brookmount Street, Town Parks, Belfast, Northern Ireland, BT13 3AP
Decision:
Decision Date: 06.09.2005

Ref ID: Z/1983/1299
Proposal: EXTENSION TO DWELLING
Address: 21 BROOKMOUNT STREET, BELFAST
Decision:
Decision Date:

Ref ID: Z/1983/1643
Proposal: EXTENSION
Address: 21 BROOKMOUNT STREET
Decision:
Decision Date:

Ref ID: Z/1985/1196
Proposal: EXTENSION TO DWELLING
Address: 23 BROOKMOUNT STREET
Decision:
Decision Date:

Ref ID: Z/2002/0586/F

Proposal: Addition of two storey rear extension.
Address: 25 Brookmount Street, Town Parks, Belfast, Northern Ireland, BT13 3AP
Decision:
Decision Date: 25.05.2002

Ref ID: Z/2012/0821/F

Proposal: Demolition of existing buildings and proposed erection of 28 no. social housing units and associated site and access works (amended plans received).
Address: Lands at 2-49 Battenberg Street, Belfast, BT13,
Decision: PG
Decision Date: 17.01.2013

Ref ID: LA04/2016/0374/F

Proposal: Development of 20no. dwellings (18no. 2 storey terrace dwellings and 2no. bungalows) and associated car parking, security gates and footpath.
Address: Lands at Brookmount Street, Belfast, BT13 3AP,
Decision:
Decision Date:

Notification to Department (if relevant): N/A

Date of Notification to Department:
Response of Department: