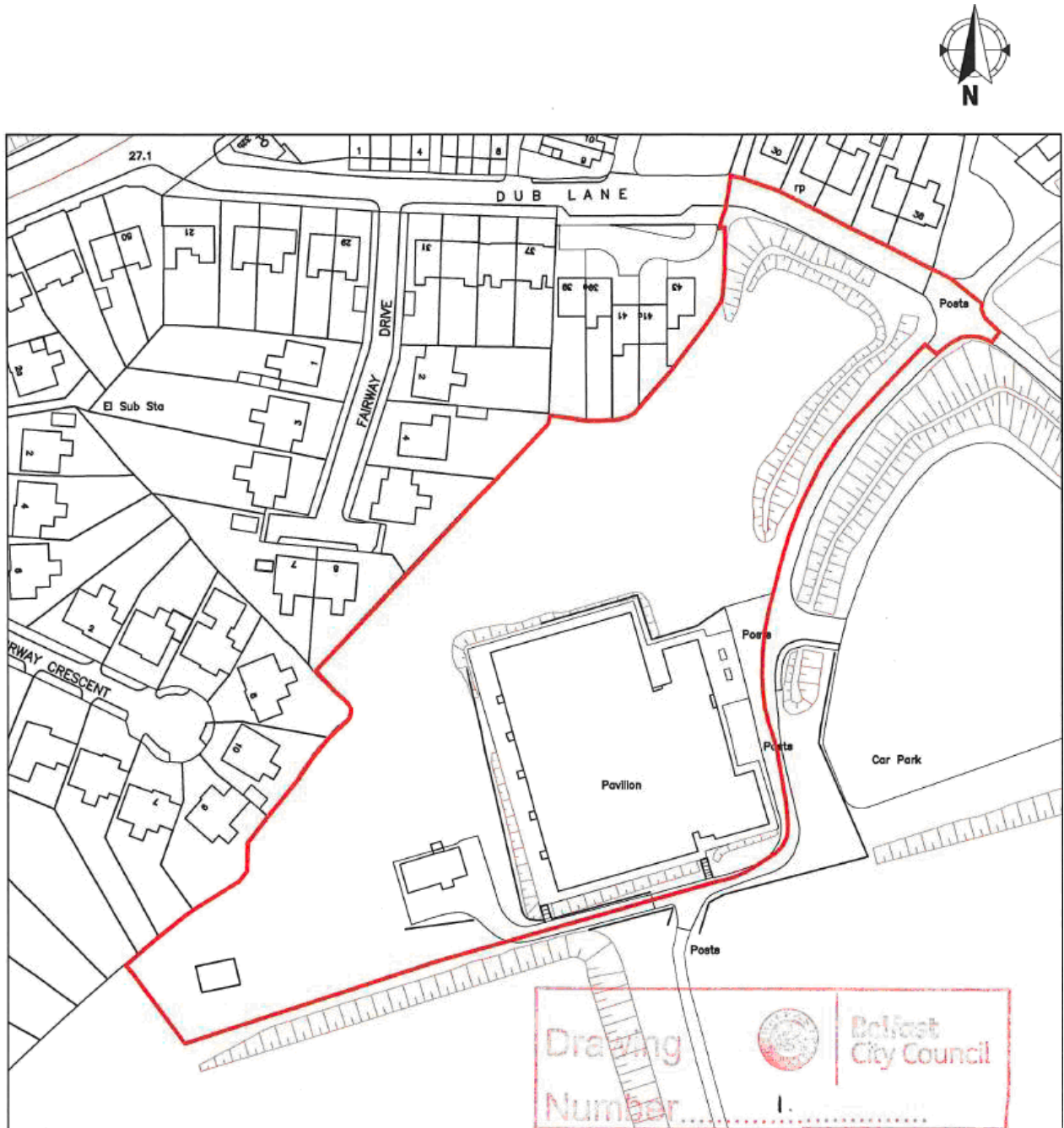


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 17 January 2017</b>	
<b>Application ID:</b>	LA04/2015/1149/F
<b>Proposal:</b> Erection of 8 No. detached dwellings and garages (change of house type to that previously approved under Z/2012/1256/RM) with associated vehicular access, car parking and landscaping	<b>Location:</b> Land adjacent to Queens University Belfast Playing Fields Dub Lane Upper Malone Road Belfast
<b>Referral Route:</b> More than 4 dwellings.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> OBC Developments 115 Dromore Road Hillsborough BT26 6JA	<b>Agent Name and Address:</b> Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p><b>Executive Summary:</b> The application seeks full planning permission for amendments to include changes to house types to that previously approved under Z/2012/1256/RM with associated vehicular access, car parking and landscaping.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>● Principle of residential use on the site</li> <li>● Road safety</li> <li>● Visual amenity</li> <li>● Impact on trees</li> </ul> <p>6 objections have been received. Issues raised included overlooking, impact on privacy, traffic, parking, scale of properties, and impact on right of way. The issues raised are considered in the case officer report.</p> <p>The Development Plan (BMAP) identifies the site as within the development limits of Belfast. The principal of residential development on the site was established under planning permission Z/2012/1256/RM.</p> <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; Quality Residential Environments and Planning Policy Statement 12: Housing in Settlements. The proposal complies with these policies.</p> <p>All consultees responded with no objections. An approval with conditions is recommended.</p>	

## Case Officer Report

### Site Location Plan



**Consultations:**

Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	Transport NI - Hydebank	Advice

Non Statutory	Lagan Valley Regional Park Office	Substantive Response Received
Statutory	Transport NI - Hydebank	Advice
Statutory	Transport NI - Hydebank	Advice
Statutory	Transport NI - Hydebank	Advice
Non Statutory	Lagan Valley Regional Park Office	
Statutory	Transport NI - Hydebank	
<b>Representations:</b>		
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	
<b>Summary of Issues</b>		
6 no. objections have been received from No. 2 Fairway Drive, 9 Fairway Crescent, 8 Fairway Drive and 35 Dub Lane and solicitor's letters representing a neighbour. Issues raised included overlooking, impact on privacy, traffic, parking, scale of properties, and impact on right of way.		
<b>Characteristics of the Site and Area</b>		
<p>The site consists of an irregular portion of land accessed off Dub Lane. The site is positioned at a higher level than Dub Lane and the properties along Fairway Avenue. The site is characterised by an undulating grassland topography. The Pavillion which forms part of the Queens University Sports facilities is located along the Southern boundary. This is a large single storey sports facility with changing rooms and a reception. A small single storey boarded up building is located directly west of the pavilion. The southern boundary is undefined. The site boundary which runs along the rear of the properties of Fairway Crescent and Fairway Drive is defined by a mixture of shrubs, hedgerows and trees. The northern and eastern portion of the site has the highest concentration of trees which contain a mixture of leylandi and silver birch.</p> <p>The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits. The site is located within an area of white land in BMAP which is devoid of any designations apart from the AONB.</p>		
<b>Planning Assessment of Policy and Other Material Considerations</b>		
<b>Description of Proposed Development</b>		
Amendments to include changes to house types to that previously approved under Z/2012/1256/RM with associated vehicular access, car parking and landscaping.		
<b>Planning History</b>		
Z/2012/1256/RM- Construction of 8 new detached 5 bedroom dwellings with garages		

and associated vehicular access, landscaping etc.- 02.12.2014 Granted.

Z/2007/2061/O- New clubhouse, 2 new pavilions, grounds staff facilities, new entrance, car parking, 2 grandstands, synthetic and natural turf pitches, floodlighting, multi-use games area, 5-a-side football pitches, artificial cricket wicket, trim trail, landscaping, irrigation system with borehole, housing development comprising 8 detached dwellings and 6 townhouses, and associated operational development.-Granted 17.11.2009

#### Policy Framework

Belfast Metropolitan Area Plan (BMAP) 2015

Lagan Valley Regional Park Policy COU 12

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Good Design paras. 4.23 – 4.26

Planning Policy Statement (PPS) 3: Access, Movement and Parking

Policy AMP 1: Creating an Accessible Environment

Policy AMP 6: Transport Assessment

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1: Quality in New Residential Development

Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity

Planning Policy Statement (PPS) 12: Housing in Settlements

Planning Control Principle 2: Good Design

Policy HS 4: House Types and Size

#### Statutory Consultees Responses

Transport NI – No objection subject to conditions

NI Water – No objection

#### Non Statutory Consultees Responses

Lagan Valley Regional Park (LVRP) - The Regional Park Authority objects to the proposal and refer to BMAP Policies COU12 and COU 13 - Development Proposals outside the Metropolitan Development Limit and Settlement Development Limits in the Lagan Valley Regional Park. The objection states that the Lagan Valley Regional Park and Lagan Valley Area of Outstanding Natural Beauty should be protected against the loss of habitat through additional urban development.

#### Representations

The application has been neighbour notified and advertised in the local press. 6 no. objections have been received from No. 2 Fairway Drive, 9 Fairway Crescent, 8 Fairway Drive and 35 Dub Lane and solicitor's letters representing a neighbour. Issues raised included overlooking, impact on privacy, traffic, parking, scale of properties, and impact on right of way. These issues are addressed under the assessment. To note the right of way concern is a civil matter.

#### Other Material Considerations

Creating Places

Development Control Advice Notice 8: Housing in Existing Urban Areas

Development Control Advice Notice 15: Vehicular Access Standards

Parking Standards

#### Assessment

The site is located within Belfast's development limits as designated in Belfast Metropolitan Area

Plan 2015. The site also falls within an Area of Outstanding Natural Beauty (AONB). The proposal is for amendments to a previous planning approval (Z/2012/1256/RM) to include changes to house types for 8 dwellings.

The Council's guiding principle in determining planning applications is that the development should be permitted, having regard to the development plan and all other material considerations, unless the proposal will cause demonstrable harm to interests of acknowledged importance (SPPS, para 3.8). The proposed site is located well within the development limits identified for Belfast within BMAP.

The key issues are

- (a) Principle of residential use on the site
- (b) Road safety
- (c) Visual amenity

The number of units contained within the scheme remains unchanged from the reserved matters approval- 8 detached units. The proposed changes to the reserved matters approval involve the same layout but a change of house type. The changes relate to design and include minor changes to the gable width of dwellings, reconfiguration of windows, chimneys redesigned, porches and, inclusion of bay windows on site No. 1 and additional dormer windows. Boundary treatments between each plot, as previously approved, remains unaffected and unchanged. The principle of residential use is acceptable. The primary access to the overall scheme is located off Dub Lane.

Policies AMP 1 and AMP 6

Transport NI is the authoritative body on road safety and transport issues. Their consultation response dated 26<sup>th</sup> July 2016 stated they had no objection to the proposal and suggested conditions to be included should approval be granted.

BMAP Policy COU 12

Development proposals in the LVRP and within Metropolitan Development limit and settlement development limits will only be granted for new development where it can be demonstrated that the proposal is appropriate to and does not have a significant adverse effect on the character of the Park, the settlement, and the landscape quality and features/visual amenity. The principle of residential units has already been established on the site. The scheme is a variation on a previous approval and it will not have a significant adverse effect on the character of the LVRP.

PPS 7

PPS7 sets out the criteria against which the Council will assess all proposals for residential development. The proposal complies with the criteria set out under PPS7. Dwellings at each of the site plots have already been approved therefore the principle of the development is acceptable.

Policy QD 1

PPS7 sets out the Department's policies for achieving quality in new residential development. QD1 of the statement requires development to conform to all of the criteria stated (a-i).

(a) The proposed site shows a scheme which is sympathetic to the surrounding context. The massing and appearance of the buildings are considered to be in keeping with the dwellings in the area. House types, as approved, have been reviewed and elevational and building finishes have been redesigned to introduce housing styles that fit and reflect the wider area. House types comprise of detached dwellings. There are areas of planting throughout the development which will help to soften the visual impact of the dwellings.

(b) There are no features of archaeological and built heritage importance to be protected.

(c) There is proposed planting across the site which will help to soften the visual impact.

Creating Places advises 'In the case of green field sites and in lower density developments, all houses should have an area of private open space behind the building line and the average

space standard should be around 70 sq m per house or greater. The garden areas comply with relevant guidelines. The residual garden amenity space as a consequence of the design changes remains practically the same as before. This area is comprised mainly of semi-detached and detached dwellings with front and rear garden areas. The previously approved landscaping plans which formed part of the reserved matters permission have been re-examined and mirror the latest submission.

(d) The site is located close to suburban centres of Belfast with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) There is a primary access to the development as stated previously. Footpaths are provided and the site is within walking distance to public transport nodes.

(f) Adequate parking provision has been provided and Transport NI have responded to consultation with no objection subject to conditions.

(g) The proposed dwellings are of a similar style to the previous approval which was deemed acceptable with hipped roofs and external materials consisting of blue/black slate roof tiles, cement render and rustic brick. The design and materials are acceptable for the area.

(h) There are no significant issues associated with overlooking or overshadowing onto private amenity space. Relationships between these modified dwellings and existing neighbouring housing have been reviewed in the context of the reserved matters permission baseline. The separation distance between the properties and the proposed unchanged boundary treatment combines to ensure that acceptable residential amenity will be safeguarded.

(i) There appear to be no particular issues for concern for crime or personal safety.

#### Policy LC 1

The type of dwelling included in this proposal is similar to that found in the immediate area. The criteria (a) – (c) are all met in line with Policy LC 1. The layout of the development is sympathetic to the existing residential development in the area in its linear form. The size of the dwellings are similar to that already established in the vicinity. The dwellings meets the standards for two storey 5 bedroom homes as set out in Annex A of Addendum to PPS 7.

#### Planning Control Principle 2 Good Design

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 LC 1 of PPS 7 (Addendum).

The proposal is only a small deviation from what was previously approved. In this regard I feel that the proposal is acceptable as it will not cause unacceptable damage to the local character, residential amenity and environmental quality. None of the consultees have any objections to the proposal. Having regard to the policy context the proposal is considered acceptable and planning permission is recommended.

#### Summary of Recommendation

Approval subject to conditions

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions:

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.

2: 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.

3. 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 15-174-PSD01 bearing the Transport NI determination date stamp 26 July 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.

4. 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.

5. 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.

6. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) 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.

7. 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.

8: All hard and soft landscape works shall be carried out in accordance with the approved drawing No. 27A which was received on the 11-1-16 and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the development in accordance with the submitted plans.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

9: The erection of fencing for the protection of any retained tree shall be undertaken in accordance with drawing No. 27A date stamped 11<sup>th</sup> January 2016 and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made or any other works carried out, or fires lit without the written consent of the

Department.

REASON: To ensure the continuity of amenity afforded by existing trees.

10: No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with drawing No. 27A date stamped 11<sup>th</sup> January 2016 Any arboricultural work or tree surgery approved shall be carried out in accordance with British Standard 3998, 1989 Recommendations for Tree Work.

REASON: To ensure the continuity of amenity afforded by existing trees.

11: If any retained tree or hedge is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use another tree(s) or hedge shall be planted at the same place and (that / those) tree(s) or hedging shall be of such size and species and shall be planted at such time as may be specified by the Department.

REASON: To ensure the continuity of amenity afforded by existing trees and hedging.

12: If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

13: The existing natural screenings of this site, as indicated on the approved plan 27A date stamped 11<sup>th</sup> January 2016, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing within 14 days.

REASON: To ensure the maintenance of screening to the site.

14: The approved development shall not become occupied until the boundary treatments have been constructed in accordance with drawing 27A date stamped 11<sup>th</sup> January 2016.

REASON: In the interest of visual amenity.



<b>ANNEX</b>	
<b>Date Valid</b>	11th September 2015
<b>Date First Advertised</b>	23rd October 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 10 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN, The Owner/Occupier, 2 Fairway Drive, Malone Upper (Main Portion), Belfast, Antrim, BT9 5ND, Jeanette McDonald 2, Fairway Drive, Belfast, Antrim, Northern Ireland, BT9 5ND Jeanette McDonald 2, Fairway Drive, Belfast, Antrim, Northern Ireland, BT9 5ND Jeanette McDonald 2, Fairway Drive, Belfast, Antrim, Northern Ireland, BT9 5ND The Owner/Occupier, 3 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN, The Owner/Occupier, 30 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 32 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 33 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 34 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 35 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, David Wilson 35, Dub Lane, Belfast, Malone Upper, Antrim, Northern Ireland, BT9 5NB The Owner/Occupier, 36 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 37 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 38 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 39 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 39A Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 4 Fairway Drive, Malone Upper (Main Portion), Belfast, Antrim, BT9 5ND, The Owner/Occupier, 40 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB, The Owner/Occupier, 41 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB,</p>	

The Owner/Occupier,  
 41A Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB,  
 The Owner/Occupier,  
 43 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB,  
 The Owner/Occupier,  
 5 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN,  
 The Owner/Occupier,  
 6 Fairway Drive, Malone Upper (Main Portion), Belfast, Antrim, BT9 5ND,  
 The Owner/Occupier,  
 7 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN,  
 The Owner/Occupier,  
 7 Fairway Drive, Malone Upper (Main Portion), Belfast, Antrim, BT9 5ND,  
 The Owner/Occupier,  
 8 Fairway Avenue, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NL,  
 The Owner/Occupier,  
 8 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN,  
 The Owner/Occupier,  
 8 Fairway Drive, Malone Upper (Main Portion), Belfast, Antrim, BT9 5ND,  
 Stuart Moodie  
 8, Fairway Drive, Belfast, Antrim, Northern Ireland, BT9 5ND  
 The Owner/Occupier,  
 9 Fairway Crescent, Malone Upper (Main Portion), Belfast, Antrim, BT9 5NN,  
 Joan Kingan  
 9, Fairway Crescent, Belfast, Antrim, Northern Ireland, BT9 5NN  
 The Owner/Occupier,  
 Dub Lane, Malone Upper (Main Portion), Malone Upper, Belfast, Antrim, BT9 5NB,  
 The Owner/Occupier,

<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: Z/2012/0360/O          Proposal: Residential development (6 dwellings) with associated landscaping &amp; operational development including access off Dub Lane with turning head.          Address: Former QUB observatory site, Off Dub Lane, Queens University Playing Fields, Upper Malone, Belfast, BT9,          Decision: PG          Decision Date: 20.12.2012</p> <p>Ref ID: Z/2009/0554/F          Proposal: House A - change of house type with additional garage and utility room          Address: Dub Lane Cottages, Belfast, BT9 5NB          Decision:</p>	

Decision Date: 01.09.2009

Ref ID: Z/2007/1485/F

Proposal: Erection of 2 no 2 storey replacement dwellings and associated garages

Address: Dub Lane Cottages, Malone, Belfast, BT9 5NB.

Decision:

Decision Date: 28.04.2008

Ref ID: Z/1993/0793

Proposal: Sports training centre with 2 no. synthetic playing pitches(Amended proposal-Resiting of proposed building)

Address: QUEENS UNIVERSITY PLAYING FIELDS UPPER MALONE ROAD BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/2010/1314/F

Proposal: Trim trail path to provide a formalised exercise route through and around the site

Address: Queen's University playing fields, Dub lane, Upper Malone Road, Belfast, BT9 5NB,

Decision:

Decision Date: 22.02.2011

Ref ID: Z/2007/2061/O

Proposal: New clubhouse, 2 new pavilions, grounds staff facilities, new entrance, car parking, 2 grandstands, synthetic and natural turf pitches, floodlighting, multi-use games area, 5-a-side football pitches, artificial cricket wicket, trim trail, landscaping, irrigation system with borehole, housing development comprising 8 detached dwellings and 6 townhouses, and associated operational development.

Address: Queen's University Playing Fields, Dub Lane, Upper Malone Road, Belfast, BT9 5NB

Decision:

Decision Date: 17.11.2009

Ref ID: Z/2012/1256/RM

Proposal: Construction of 8 new detached 5 bedroom dwellings with garages and associated vehicular access, landscaping etc

Address: Land adjacent to Queens University Playing Fields, Dub Lane, Upper Malone Road, Belfast, BT9 5NB,

Decision: PG

Decision Date: 02.12.2014

Ref ID: Z/1996/6150

Proposal: Housing development. 39 Dub Lane, Belfast.

Address: 39 Dub Lane, Belfast.

Decision:  
Decision Date:

Ref ID: Z/1997/1092

Proposal: Private housing development comprising 5 no.two and a half storey houses

Address: 39 DUB LANE BELFAST BT9

Decision:  
Decision Date:

Ref ID: Z/2008/0665/F

Proposal: Erection of a two storey rear and side extension

Address: 4 Fairway Drive, Malone Upper, Belfast, BT09 5ND

Decision:  
Decision Date: 26.02.2009

Ref ID: Z/2007/1623/F

Proposal: Single storey extension to rear of dwelling

Address: 8 Fairway Crescent, Belfast, BT9 5NN

Decision:  
Decision Date: 19.11.2007

Ref ID: Z/2000/1190/A41

Proposal: Licensing of designated areas of Malone Club House, Dub Lane for the sale and consumption of alcoholic beverages at functions and gatherings in accordance with Article 5.1.g. of the Licensing (NI) Order 1996

Address: Malone Club House, Dub Lane, Belfast

Decision:  
Decision Date:

Ref ID: Z/1994/0544

Proposal: Replacement of existing roof and upgrading of elevations

Address: THE MALONE PAVILLION DUB LANE BELFAST BT9

Decision:  
Decision Date:

Ref ID: Z/2014/0921/F

Proposal: Construction of single one and a half storey dwelling house. (Amended Plans)

Address: Dub Lane Cottages, Malone, Belfast, BT9 5NB,

Decision: PG  
Decision Date: 31.12.2014

Ref ID: Z/1996/0995

Proposal: Site for housing development (Replacement of existing bungalow) (Outline Application)

Address: 39 DUB LANE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1997/6172

Proposal: Housing Development Dub Lane

Address: Dub Lane

Decision:

Decision Date:

Ref ID: Z/2003/1312/F

Proposal: Alteration work to improve disabled access to existing University buildings and facilities

Address: Queens University Belfast, DUB Pavilion, Malone Road, Belfast

Decision:

Decision Date: 03.11.2003

Ref ID: Z/1974/0140

Proposal: ALTERATIONS TO PAVILION

Address: DUB LANE

Decision:

Decision Date:

Ref ID: Z/1984/1085

Proposal: EXTENSION TO CLUBHOUSE

Address: QUB PLAYING FIELDS, DUB LANE, UPPER MALONE ROAD

Decision:

Decision Date:

Ref ID: Z/2003/2666/F

Proposal: Roadway, carpark & pitch lighting (Retrospective)

Address: DUB Pavillion, Upper Malone Road, Queens University Belfast

Decision:

Decision Date: 12.03.2004

Ref ID: Z/2009/0909/F

Proposal: Enhancement of sports facilities to provide new main clubhouse with adjoining 300-seat covered spectator stand, new turf changing pavillion, ground staff facility, additional storage & extended forecourt at existing tractor & equipment store, new and improved natural turf & synthetic pitches, floodlighting, new vehicular access off Upper Malone Road, amendments to internal access layout, car-parking, generator & electrical switch room, regrading of portions of the site, landscaping and associated development.

Address: Queens University Playing Fields, Dub Lane, Belfast. BT9 5NB.

Decision:

Decision Date: 08.04.2010

Ref ID: LA04/2015/1149/F

Proposal: Erection of 8 No. detached dwellings and garages (change of house type to that previously approved under Z/2012/1256/RM) with associated vehicular access, car parking and landscaping

Address: Land adjacent to Queens University Belfast Playing Fields, Dub Lane, Upper Malone Road, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2015/0189/F

Proposal: Erection of 5 No. detached dwellings with associated landscaping, car parking and operational development inc. access off Dub Lane with turning head

Address: Former QUB Observatory site, Off Dub Lane, Queens University Playing Fields, Upper Malone Road, Belfast,

Decision:

Decision Date:

**Drawing Numbers and Title**

Type:

Status: Submitted

Drawing No.

Type:

Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: