

Development Management Report Committee Application

Summary	
Committee Meeting Date: 14 March 2017	
Application ID: Z/2014/1124/F	
Proposal: 3G pitch with 2.4m perimeter fencing, 15m high ballstop fencing, floodlighting (20m high masts), single storey extension to existing changing rooms, re-siting of existing storage container and landscaping along boundary with Knock Eden Park. (additional information)	Location: Cherryvale Playing Fields Ravenhill Road Belfast BT6 0BT
Referral Route: Council Application - Committee	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council	Agent Name and Address: Gregory Architects 4 Crescent Gardens Belfast
Executive Summary: <p>The site is located within Cherryvale playing fields off the Ravenhill Road in east Belfast. The proposal is for a 3G pitch with 2.4m perimeter fencing, 15m high ballstop fencing, floodlighting (20m high masts), single storey extension to existing changing rooms, re-siting of existing storage container and landscaping along boundary with Knock Eden Park.</p> <p>The key issues in the assessment of the proposal include the following:</p> <ul style="list-style-type: none"> - The principle of a 3G pitch of at this location; - Visual impacts of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure; - Flood risk from the proposal; - Impact on natural heritage; <p>Given the proposal retains recreational use it is considered to be in accordance with the requirements of PPS 8. Whilst the proposal will result in the reduction of playing pitches to four, there will be no loss in open space/recreational area. Access to the park will be unaffected by the proposals. The public right of access will remain. Whilst open access to the 3G element of the park will become restricted, it will be available for public use through the Councils' booking facility.</p> <p>156 representations have been received comprising 118 objections and 37 letters of support. A number of issues have been raised in the representations received. These are considered in detail in the case officer report.</p> <p>Objections have been raised on the grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments</p>	

submitted by the applicant, and also the objectors, who have provided an independent noise impact report.

Environmental Health has concluded that the proposal would not detrimentally impact on amenity through noise or light disturbance. This is considered determining in relation to these issues. They have recommended planning conditions restricting hours of operation, with a recommended closure time of the new facilities to 10pm. The applicant has indicated that it is their intention to close the facility at 10pm and this would be managed by their pitch booking facility.

The new pitches are sited 31 metres approximately to ballstop fencing, (37m to pitch edge) from the nearest boundary with residential properties and increasing to approximately 54m at longest distance (varying boundary distances). The nearest floodlight is located approximately 36 metres from the nearest boundary with residential properties. The separation distances will assist in mitigation of any impacts of the proposals.

The proposal includes an extension to the existing clubhouse/changing facility building. This is considered sympathetic to the host building in terms of scale, form, massing and design, and will match the structure in terms of fenestration and materials. The revised siting for the storage container is acceptable and will not prejudice visual amenity or the amenity of neighbouring properties due to separation distances available.

On balance, the proposal would not result in detrimental visual impacts.

Transport NI has considered the proposal and have no objections. They have considered all representations received in relation to these issues. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3.

Evidence including photographs have been provided from representations of localised flooding in the immediate vicinity of the site and perceived operational issues with a culvert within the application site. A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NIW in relation to these matters. Both consultees are satisfied with the mitigation measures proposed and this is considered determining in relation to the issues.

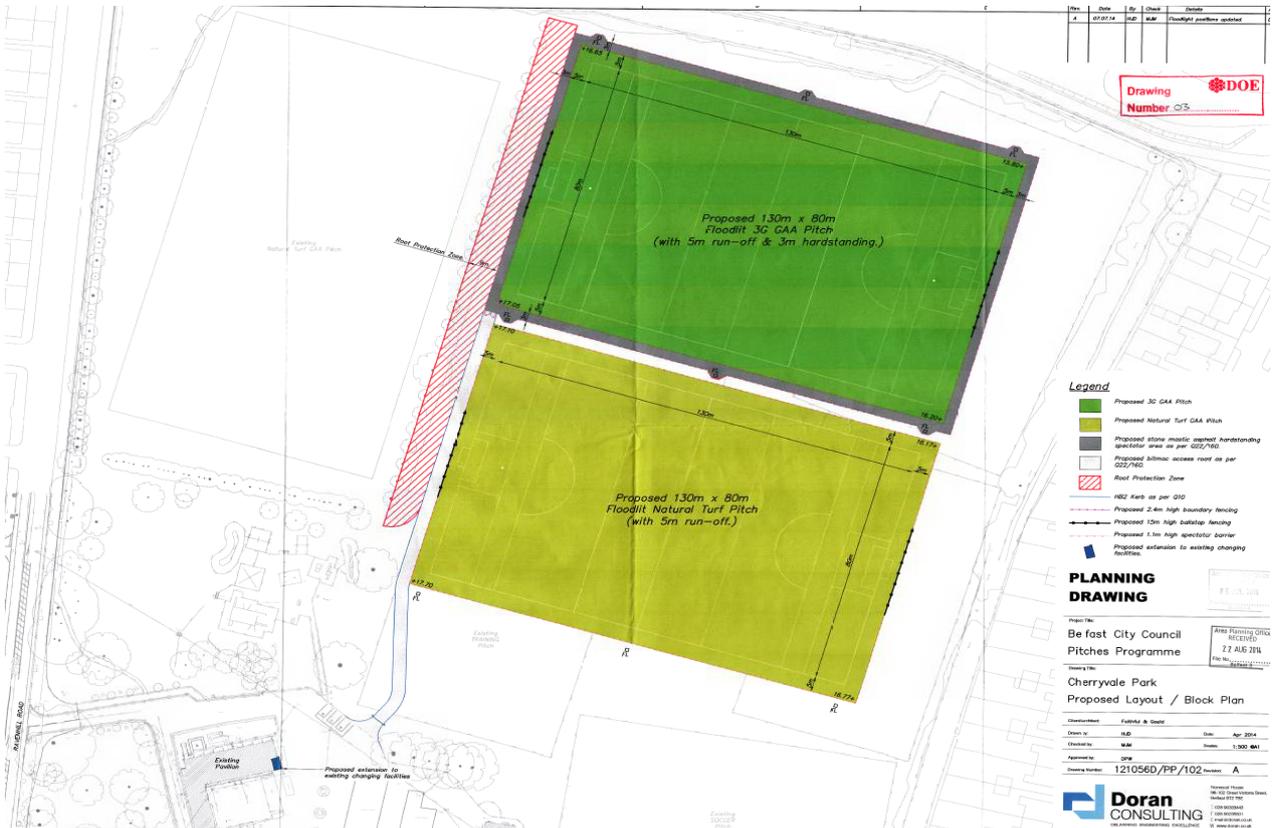
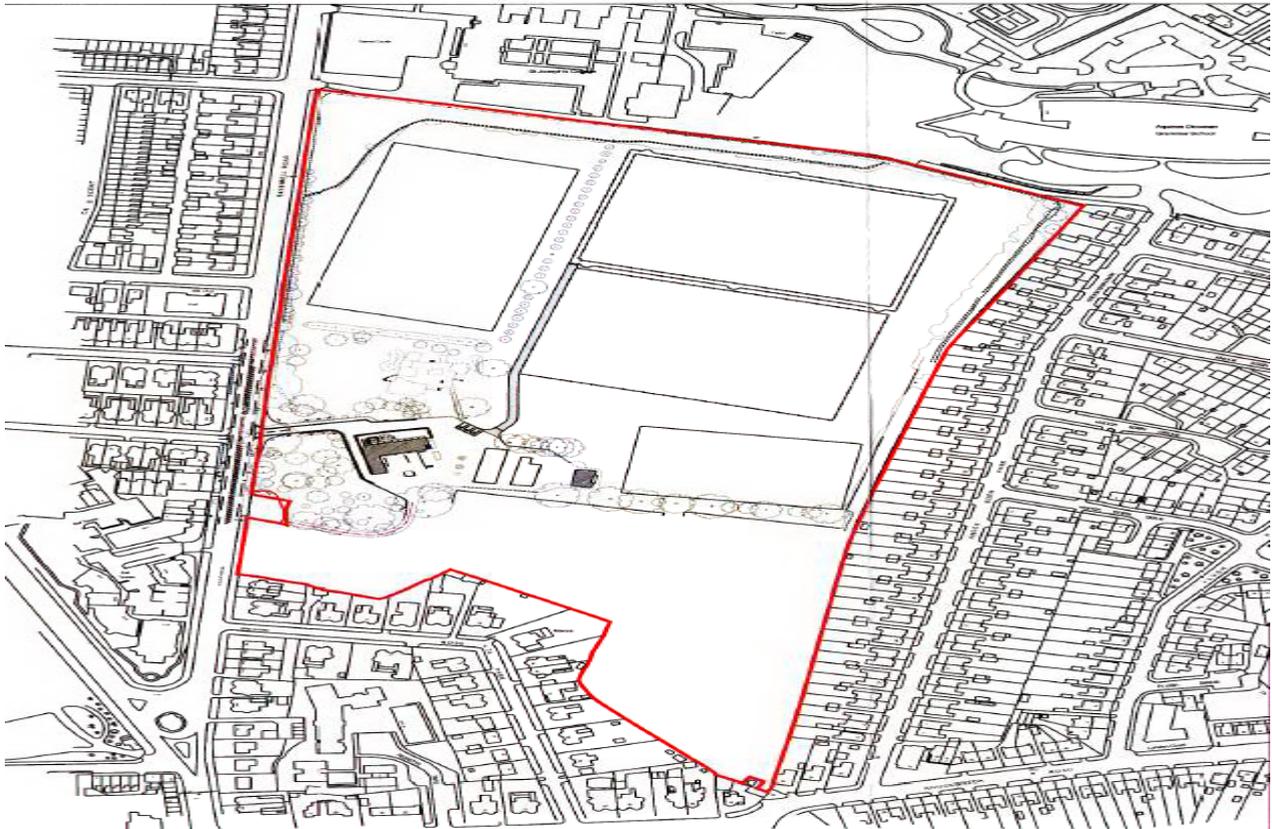
The pitches and associated development are located sufficient distance from existing trees to ensure that they will not be removed / damaged. Planning Conditions will be applied to secure their protection.

No consultees have any objections to the proposal subject to conditions and/or informatives.

Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses - Subject to conditions which are included in the report below. Delegation of final conditions to Director of Planning and Place requested.

Case Officer Report

Site Location Plan



Representations: 156 Representations received:	
Letters of Support	37
Letters of Objection	119
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representation from Elected Representatives	Cllr D Hargey (status update) Cllr C McGimpsey (status update) Cllr D Boyle (status update) Cllr M Long (status update)

1.0	<p>Description of Proposed Development</p> <p>3G pitch with 2.4m perimeter fencing, 15m high ballstop fencing, floodlighting (20m high masts), single storey extension to existing changing rooms, re-siting of existing storage container and landscaping along boundary with Knock Eden Park.</p>
2.0	<p>Description of Site</p> <p>2.1 The site is located within Cherryvale playing fields off the Ravenhill Road in east Belfast. The site comprises five grassed sports pitches, green space, a two storey and single storey clubhouse building, two further buildings, and car parking area. There are a number of mature trees throughout the site and around the site periphery.</p> <p>There is an office building adjacent to the site on Ravenhill Road, with a mix of residential and commercial uses opposite. Rosetta Park is located to the south of the site, and Knock Eden Park is located to the east. These streets comprise residential buildings generally two storeys in height with associated garden areas.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>There is no relevant site history.</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); PPS2: Natural Heritage; PPS3: Roads Considerations; PPS6 Addendum: Areas of Townscape Character; PPS8: Open Space, Sport and Recreation; PPS15: Planning and Flood Risk; Development Control Advice Note 15 Vehicular Access Standards</p>

5.0	Statutory Consultee Responses
	Transport NI – no objections; NI Water – no objections; Rivers Agency – no objections; Natural Heritage – no objections.
6.0	Non Statutory Consultee Responses
	Environmental Health – no objections Conservation Officer – no objections
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. Additional information/amendments have been received during the processing of the application in response to requests for clarification from consultees. Re-advertisement and re-notification of objectors and neighbours was undertaken in accordance with standard procedures following receipt. 156 responses have been received.
7.2	118 objections received raising the following issues (summarised): <ul style="list-style-type: none"> 1) Noise and disturbance impact to existing residents; 2) Public order; 3) Generation of rubbish; 4) Loss of trees; 5) Increased danger from cars; 6) Potential criminal activity / vandalism / anti-social behaviour; 7) Increased flooding of site and neighbouring properties / contrary to PPS15; 8) Noise survey information inadequate; 9) Intensification of use of pitches; 10) Cumulative noise and light impact from Aquinas and Kingspan Ravenhill Rugby; 11) Lack of appropriate consultation; 12) Impact on character of townscape and neighbouring Area of Townscape Character; 13) Safety of park users / risk of injury; 14) Impact of traffic; 15) Environmental Impact Statement required; 16) User numbers provided inaccurate; 17) Misuse of public funds; 18) Additional planting will increase security risk; 19) Facilities should be available to all sports; 20) Accuracy of the description of proposal; 21) Contravenes sec 75 of NI Act – discrimination and inequality; 22) Contrary to PPS8; 23) Impact on wildlife; 24) Fenced off pitch will reduce access to park users; 25) Contrary to the RDS; 26) Closing time of 22:00 unacceptable; 27) Contrary to good relations/Good Friday Agreement; 28) Loss of property values; 29) Alternative proposal suggested by residents should be considered; 30) Potential of ‘appearance of bias’ case law as City Council Environmental Health assessing Council’s own application;
7.3	37 letters of support (summarised):

	<ul style="list-style-type: none"> a) Cherryvale is primarily a playing fields facility; b) Upgrading of pitches/facilities is necessary / overdue; c) Positive overall civic impact; d) Opportunity promote increased physical activity / health benefits; e) Opportunity to resolve/upgrade drainage issues; f) Floodlighting will be focused on the pitches with little spill over/impact;
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of a 3G pitch of at this location; - Visual impacts of the proposal; - Impact on amenity / character of the area; - Impact on transport and other infrastructure; - Flood risk from the proposal; - Impact on natural heritage; <p>Policy Considerations:</p>
9.2	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, 4 and 8 remain applicable under 'transitional arrangements'.
9.3	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Paragraphs 4.37-40 highlights the preservation and improvement of the built and natural environment.
9.4	<p>BMAP is the current development plan for the area. Part 9 regulation 32 and associated Schedule of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states:</p> <p><i>'during the transitional period a departmental development plan shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area'.</i></p>
9.5	BMAP designates the site as existing open space at volume 2 page 141. Pages 89-91 of Part 1 set out strategic policy for open space, sport and recreation. Policy OS2 sets out criteria against which proposals for new open space will be assessed.
9.6	PPS8 sets out regional policy for open space and recreation. OS1 refers to the protection of open space, OS4 relates to intensive sports facilities, stipulating 5 criteria with which proposals must accord. OS7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy.

9.7	PPS2 Natural Heritage is relevant to the proposal given the large number of trees within the site. NH2 relates to protected species, whilst NH5 relates to habitats, species or features of natural heritage importance.
9.8	PPS3 refers roads, access and parking considerations and is a material consideration in that any proposals must make necessary provisions for such matters. Car parking and servicing requirements are set out at AMP7, with design considerations set out at AMP9.
9.9	<p>Planning History:</p> <p>There is no history of relevance to the current application.</p> <p><u>Consideration</u></p> <p>The principle of a 3G pitch of at this location;</p>
9.10	<p>The proposed site is located within an existing playing fields complex. The proposal includes a 3G pitch and a natural turf pitch. Given the proposal retains recreational use it is considered in accordance with the requirements of OS1. Whilst the proposal will result in the reduction of playing pitches in this part of the facility from 3 to 2, there will be no loss in open space/recreational area. It is of importance to note that should the applicant wish to reduce the number of playing pitches available, they may do so without requiring planning permission. Access to the park will be unaffected by the proposals. The public right of access will remain. Whilst open access to the 3G element of the park will become restricted, it will be available for public use through the Councils' booking facility.</p> <p>Visual impacts of the proposal/ character of the area;</p>
9.11	<p>The 3G pitch surface would have a negligible visual impact on the locality. Public views of the surface would read as green space/playing surface. The associated fencing and in particular floodlights would have a greater visual impact. However, public views of such structures would largely be limited to near distance views from the Ravenhill Road frontage of the park. Existing trees within the park and around the site periphery, in addition to neighbouring buildings would filter views of these structures. On balance, the proposal would not result in detrimental visual impacts.</p> <p>Impact on amenity;</p>
9.12	<p>The application has attracted considerable objections on grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. OS4 and OS7 of PPS8 requires consideration of these issues, OS4 requiring proposals to ensure:</p> <ul style="list-style-type: none"> • there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;
9.13	<p>In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant, and also the objectors, who have provided an independent noise impact report.</p>
9.14	<p>Environmental Health have concluded that the proposal would not detrimentally impact on amenity through noise or light disturbance. This is considered determining in relation to these issues. They have recommended planning conditions restricting hours of operation, with a recommended closure time of the new facilities to 10pm. The applicant has indicated that it is their intention to close the facility at 10pm and this would be managed by their pitch</p>

	<p>booking facility.</p>
9.15	<p>The new pitches are sited 31 metres approximately (to ballstop fencing, 37m to pitch edge) from the nearest boundary with residential properties, increasing to approximately 54m at longest distance (varying boundary distances). The nearest floodlight is located approximately 36 metres from the nearest boundary with residential properties. This separation distance will assist in mitigation of any impacts of the proposal.</p>
9.16	<p>The remaining criteria of OS4 are as follows:</p> <ul style="list-style-type: none"> • there is no adverse impact on features of importance to nature conservation, archaeology or built heritage; <p>The site is not located within a conservation area, area of townscape character, or within an area of archaeological interest. Natural Heritage have no objections to the proposal and accordingly the proposal is compliant with this criteria and policies HN2 AND NH 5 of PPS2.</p>
9.17	<ul style="list-style-type: none"> • buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment; <p>The proposal includes an extension to the existing clubhouse/changing facility building. This is considered sympathetic to the host building in terms of scale, form, massing and design, and will match the structure in terms of fenestration and materials. The revised siting for the storage container is acceptable and will not prejudice visual amenity or the amenity of neighbouring properties due to separation distances available.</p>
9.18	<p>Impact on transport and other infrastructure;</p> <p>Two of the criteria of OS4 relates to transport considerations:</p> <ul style="list-style-type: none"> • the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and • the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking,
9.19	<p>Transport NI have considered the proposal and have no objections. They have considered all representations received in relation to these issues. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and therefore in accordance with this criteria and relevant policy within PPS3.</p>
9.20	<p>Flood risk from the proposal;</p> <p>OS4 requires satisfactory arrangements for drainage to be provided, and specific drainage/flood risk policy is set out in PPS15.</p>
9.21	<p>Evidence including photographs has been provided from representations of localised flooding in the immediate vicinity of the site and perceived operational issues with a culvert within the application site. A drainage assessment and associated information was submitted for consideration and consultation undertaken with Rivers Agency and NIW in relation to these matters. Both consultees are satisfied with the mitigation measures proposed and this is considered determining in relation to the issues.</p>

9.22	<p>Waste Disposal;</p> <p>The proposal will not significantly alter current arrangements for waste disposal. Arrangements for the disposal of Waste water/drainage from the proposed 3G pitch have been deemed satisfactory by Rivers Agency and NI Water. Concerns raised regarding rubbish generation are a management matter for the applicant.</p>
9.23	<p>Impact on ATC's</p> <p>The application site abuts Areas of Townscape Character – Knock Eden Park (BT36) and Rosetta (BT49) and accordingly PPS6 Addendum is relevant. ATC 2 requires development maintains or enhances its overall character and respects the built form of the area. The Conservation Officer was consulted on the details of the proposal and has no objections. Accordingly, it is not considered that the proposals would compromise the setting or character of these areas.</p>
9.24	<p>Appearance of Bias:</p> <p>Objections have been received regarding a perceived 'appearance of bias' in that Environmental Health of Belfast City Council are assessing the health and environmental impacts of the planning application made by the Council.</p>
9.25	<p>It is widely accepted custom and practice throughout the UK for Councils to use their own internal expertise to assess planning applications. In this regard planning legislation makes provision for the handling of Council's own applications.</p>
9.26	<p>With regard to whether EPU have the necessary expertise to comment on amenity, the Council, through its EPU, is the enforcing authority in respect of statutory nuisances as set out in The Clean Neighbourhoods & Environment Act (NI) 2011, which includes nuisance caused by noise and artificial light. It is therefore clear that EPU have expertise in relation to those issues.</p>
9.27	<p>The objectors have referred to case law which they say supports their proposition that EPU assessing the impacts of the proposed development gives rise to the appearance of bias. Having taken advice from Legal Services they are satisfied that case law relied upon is not comparable to these circumstances.</p>
9.28	<p>Issues raised by Representations:</p> <p>Many of the issues raised have been considered above. However additional considerations are as follows:</p> <p>1) Public order / Potential criminal activity / vandalism / anti-social behaviour / Additional planting will increase security risk;</p> <p>This is matter for the relevant authorities and outside the scope of this planning application. It is for the Council and Police to effectively manage the park and ensure compliance with relevant public order legislation / regulations.</p> <p>2) Loss of trees;</p> <p>The pitches and associated development are located sufficient distance from existing trees to ensure that they will not be removed / damaged. Planning Conditions could be applied to reinforce this.</p>

3) Noise survey information inadequate;

Adequate information has been provided to enable Environmental Health to make a recommendation. Where inadequate information was provided, additional information was requested and provided by the applicant/agent;

4) Cumulative noise and light impact from Aquinas and Kingspan Ravenhill Rugby;

Information has been provided on cumulative impact and assessed by Environmental Health. Environmental Health have no objections in relation to these matters.

5) Lack of appropriate consultation;

It was not a legal requirement under the Planning Legislation at the time of submission for the applicant to undertake pre-community consultation. Advertisement and Notification has been undertaken in accordance with standard requirements.

6) Safety of park users / risk of injury;

This is a Civil matter between the Council, park users and players and their respective organisations. Safety issues are not likely to be so significant to warrant refusal on this basis.

7) Environmental Impact Statement required;

The application was screened for Environmental Impact in accordance with the regulations. A nil determination was made, as it was not considered that the proposal would result in significant Environmental Impacts.

8) User numbers provided inaccurate;

An updated statement of use was submitted by the applicant. They estimate an additional 30-40 people will use the park over a 4 hour period of additional evening use of the 3G pitch, increasing from 87 people currently to 117-147. Estimated usage of the Park overall is 260, increasing by 120-160 to 380-420 people daily. Transport NI and Environmental Health are satisfied that the additional numbers will not result in unacceptable impacts in terms of road safety, noise, and associated issues.

9) Misuse of public funds / Facilities should be available to all sports / Alternative proposal suggested by residents should be considered;

This is not a planning matter, nor is it a consideration requirement of any relevant planning policies. Council is required to determine any application submitted to it, within the parameters set out in Planning Legislation.

10) Accuracy of the description of proposal;

Representations have suggested the description of the proposal is inaccurate as it does not refer to the new natural turf pitch. This aspect of the proposal does not constitute development and thus permission is not required.

11) Contravenes sec 75 of NI Act – discrimination and inequality / Contrary to good relations / Good Friday Agreement / Fenced off pitch will reduce access to park users;

Access to the park will be unaffected by the proposals. The public right of access will

9.29	<p>remain. Whilst open access to the 3G element of the pitches will become restricted, it will be available for public use through the Councils' booking facility.</p> <p>12) Closing time of 22:00 unacceptable;</p> <p>A closing time of 22:00 is considered reasonable and consistent with other facilities within the Council Area. This is in advance of statutory nuisance hours between 11pm and 7am. Closing can also be secured via an appropriate planning condition.</p> <p>13) Loss of property values;</p> <p>No evidence has been presented that any loss in value would directly result from the proposal. Furthermore, this is not a matter of public interest.</p> <p>Consultations</p> <p>No consultees have any objections to the proposal.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to compliance with policy and taking account of consultation responses.</p>

Conditions/Reasons for Refusal:

Delegation of final conditions to Director of Planning & Place requested:

- 1) Time limit;
- 2) The pitch and floodlighting hereby approved shall only be operational between the hours of 08.00hrs and 22.00hrs Monday to Saturday and only between the hours 10.00hrs to 22.00hrs on a Sunday or public holiday.

REASON: In the interests of residential amenity.

- 3) Prior to any part of the development hereby permitted becoming operational, an Artificial Light Verification Report shall be submitted to and agreed in writing with the Local Planning Authority. The report must demonstrate all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill and verify that the maximum vertical lux levels are within the guideline levels recommended in the 'Institute of Lighting Professionals Guidance on Reduction of Obtrusive Lighting' when measured at the residential properties immediately adjacent to the red line identified on drawing number 01 date stamped received 22nd August 2014.

Reason: Protection of residential amenity.

- 4) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted before the expiration of the next available planting season to the satisfaction in writing by the Local Planning Authority.

No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing 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, without the prior written consent of the Local Planning Authority.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

- 5) 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 Construction' 2005.

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

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 compaction.

- 6) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the any part of the development hereby permitted becoming operational. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7) Prior to any part of the development hereby permitted becoming operational, a Drainage Verification Report shall be submitted to and agreed in writing with the Local Planning Authority. The report shall demonstrate that all mitigation measures recommended in the Doran Consulting drainage information submitted in support of the application date stamped received 09/03/2015 and 08/10/2015 have been implemented to the satisfaction of Rivers Agency.

Reason: Protection of residential amenity, public safety, and to ensure implementation of adequate flood protection measures.

ANNEX	
Date Valid	22nd August 2014
Date First Advertised	12th September 2014
Date Last Advertised	3rd February 2017
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 10 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier, 10 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF, Patricia Hargie 10 Ravenhill Park Ballynafoy Belfast The Owner/Occupier, 10 Rosetta Park Ballynafoy Belfast Owen Hargie 10, Ravenhill Park, Belfast, Down, Northern Ireland, BT6 0DE R Lindsay 100 Knock Eden Park Ballynafoy Belfast The Owner/Occupier, 11 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, J M King 11, Bell Towers, Belfast, Down, Northern Ireland, BT7 2HD The Owner/Occupier, 12 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier, 12 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF, The Owner/Occupier, 12 Rosetta Park Ballynafoy Belfast The Owner/Occupier, 14 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier, 14 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF, Gwyneth Jones 14 Rosetta Park Ballynafoy Belfast Gwyneth Jones 14, Rosetta Park, Belfast, Down, Northern Ireland, BT6 0DJ The Owner/Occupier, 15 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier, 16 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, Brian Carson 16 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF, Irene Kerr 16 Rosetta Park Ballynafoy Belfast The Owner/Occupier, 17 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier, 18 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD, The Owner/Occupier,</p>	

18 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF,
The Owner/Occupier,
18 Rosetta Park Ballynafoy Belfast
The Owner/Occupier,
19 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD,
Feidhlim O'Kane
19 Fitzwilliam Avenue Ballynafoy Belfast
Feidhlim O'Kane
19 Fitzwilliam Avenue,Ballynafoy,Belfast,Down,BT7 2HJ,
Frank and Anne Costello
19 Hampton Park Galwally Belfast
Feidhlim O'Kane
19, Fitzwilliam Avenue, Belfast, Down, Northern Ireland, BT7 2HJ
Feidhlim O'Kane
19, Fitzwilliam Avenue, Belfast, Down, Northern Ireland, BT7 2HJ
Feidhlim O'Kane
19, Fitzwilliam Avenue, Belfast, Down, Northern Ireland, BT7 2HJ
The Owner/Occupier,
195 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BQ,
The Owner/Occupier,
197 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BQ,
The Owner/Occupier,
199 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BQ,
The Owner/Occupier,
2 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF,
Peadar Doyle
2 Ravenhill Park Gardens Ballynafoy Belfast
The Owner/Occupier,
2 Rosetta Park Ballynafoy Belfast
The Owner/Occupier,
20 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD,
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20 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF,
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211 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
213 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
215 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
217 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
219 Ravenhill Road Ballynafoy Belfast

Simon Francis
22 Annadale Avenue Galwally Ballynafoy
The Owner/Occupier,
22 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD,
The Owner/Occupier,
22 Fitzwilliam Avenue,Ballynafoy,Belfast,Down,BT7 2HJ,
The Owner/Occupier,
22 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF,
Daniel McPolin
22 Rosetta Park Ballynafoy Belfast
The Owner/Occupier,
221 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
223 Ravenhill Road Ballynafoy Belfast
Stephen Tumelty
224B Stewartstown Road Killeaton Dunmurry
Stephen Tumelty
224B, Stewartstown Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0LB
Stephen Tumelty LL.B.
224B, Stewartstown Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0LB
Stephen Tumelty LL.B.
224B, Stewartstown Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0LB
Stephen Tumelty LL.B.
224B, Stewartstown Road, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0LB
The Owner/Occupier,
225 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
227 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
229 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
23 Bell Towers,Ballynafoy,Belfast,Down,BT7 2HD,
The Owner/Occupier,
231 Ravenhill Road Ballynafoy Belfast
Sheila Kelly
233 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
235 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
237 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
239 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
24 Knock Eden Park,Ballynafoy,Belfast,Down,BT6 0JF,
The Owner/Occupier,
24 Rosetta Park Ballynafoy Belfast
Mary McClean
24 Wynchurch Park Ballymaconaghy Belfast
The Owner/Occupier,
241 Ravenhill Road Ballynafoy Belfast
The Owner/Occupier,
26 Knock Eden Park Ballynafoy Belfast
The Owner/Occupier,
26 Rosetta Park Ballynafoy Belfast
Jack Anderson

27-28 University Square Malone Lower
The Owner/Occupier,
28 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
28 Knockbreda Road Ballynafof Belfast
Sean Gill
28 Timbey Park Ballynafof Belfast
The Owner/Occupier,
30 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
30 Rosetta Park, Ballynafof, Belfast, Down, BT6 0DL,
Suzanne Mooney
32 Cheltenham Park Ballynafof Belfast
The Owner/Occupier,
32 Knock Eden Park Ballynafof Belfast
Bryan Rice
32 Ravensdene Park Ballynafof Belfast
Suzanne Mooney
32, Cheltenham Park, Belfast, Down, Northern Ireland, BT6 0HR
The Owner/Occupier,
331 Ravenhill Road Ballynafof Belfast
The Owner/Occupier,
333 Ravenhill Road Ballynafof Belfast
Anne McKenny
333, Ravenhill Road, Belfast, Down, Northern Ireland, BT6 0BT
The Owner/Occupier,
335 Ravenhill Road Ballynafof Belfast
The Owner/Occupier,
337 Ravenhill Road Ballynafof Belfast
The Owner/Occupier,
339 Ravenhill Road Ballynafof Belfast
Peter McAnaney
34 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
34 St. Judes Avenue, Ballynafof, Belfast, Down, BT7 2GZ,
The Owner/Occupier,
341 Ravenhill Road, Ballynafof, Belfast, Down, BT6 0BT,
Alphy Devlin Eileen Kelly
356 Ormeau Road Ballynafof Ormeau
The Owner/Occupier,
36 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
36 Rosetta Park, Ballynafof, Belfast, Down, BT6 0DL,
Marian Blakley
38 Knock Eden Park Ballynafof Belfast
Blakley
38 Knock Eden Park Ballynafof Belfast
Tina Thomas
4 Ailesbury Road Ballynafof Belfast
The Owner/Occupier,
4 Knock Eden Park, Ballynafof, Belfast, Down, BT6 0JF,
The Owner/Occupier,
4 Rosetta Park Ballynafof Belfast
The Owner/Occupier,
40 Knock Eden Park Ballynafof Belfast

paul bloomer
42 Knock Eden Park Ballynafof Belfast
Sean Nolan
437 Cregagh Road Ballymaconaghy Castlereagh
Errol Forbes
44 Knock Eden Park Ballynafof Belfast
Errol Forbes
44, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JF
The Owner/Occupier,
46 Knock Eden Park Ballynafof Belfast
Damian O'Kane
462A Oldpark Road Old Park Belfast
Paul Doran
468 Ravenhill Road Ballynafof Belfast
David Smylie
47 Knock Eden Park Ballynafof Belfast
Eugene Irwin
48 Knock Eden Park Ballynafof Belfast
Eugene Irwin
48, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JF
Eugene Irwin
48, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JF
Ciaran O'Keefe
49 Greer Park Drive Ballydollaghan Newtownbreda
Tim Fearon
50 Knock Eden Park Ballynafof Belfast
Fergal McCamphill
51 Greer Park Avenue Ballydollaghan Belfast
The Owner/Occupier,
518 Ravenhill Road Ballynafof Belfast
The Owner/Occupier,
518-572,Ravenhill Road,Ballynafof,Belfast,Down,BT6 0BY,
The Owner/Occupier,
52 Knock Eden Park Ballynafof Belfast
Anne and Robert Given
54 Knock Eden Park Ballynafof Belfast
Anne Given
54, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Barbara McCabe
56 Knock Eden Park Ballynafof Belfast
Angela Holbrey
58 Knock Eden Park Ballynafof Belfast
Richard Schaible
6 Cheltenham Park,Belfast
The Owner/Occupier,
6 Knock Eden Park,Ballynafof,Belfast,Down,BT6 0JF,
The Owner/Occupier,
6 Rosetta Park Ballynafof Belfast
The Owner/Occupier,
60 Knock Eden Park Ballynafof Belfast
Phyllis Martin
62 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
64 Knock Eden Park Ballynafof Belfast
Ronan Downey R.I.B.A

65 Eglantine Avenue Malone Lower Belfast
Ronan Downey
65, Eglantine Avenue, Belfast, Antrim, Northern Ireland, BT9 6EW
The Owner/Occupier,
66 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
670 Ravenhill Road, Ballynafof, Belfast, Down, BT6 0BZ,
John Hill
68 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
688 Ravenhill Road Ballynafof Belfast
The Owner/Occupier,
690 Ravenhill Road Ballynafof Belfast
Louise Friel
7 Rosetta Park Ballynafof Belfast
Maura Canavan
70 Knock Eden Park Ballynafof Belfast
Margaret Browne
72 Knock Eden Park Ballynafof Belfast
Geraldine Agnew
74 Knock Eden Park Ballynafof Belfast
Matchett
76 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
78 Knock Eden Park Ballynafof Belfast
Deirdre Campbell
79 Wynchurch Road Ballymaconaghy Belfast
The Owner/Occupier,
8 Knock Eden Park, Ballynafof, Belfast, Down, BT6 0JF,
Paul McTernan MIPI, MRTPI, FRICS
80 Knock Eden Park Ballynafof Belfast
Noel Mallon
82 Knock Eden Park, Ballynafof, Belfast, Down, BT6 0JG,
The Owner/Occupier,
84 Knock Eden Park Ballynafof Belfast
The Owner/Occupier,
86 Knock Eden Park, Ballynafof, Belfast, Down, BT6 0JG,
Patricia Haughan on behalf of residents
88 Knock Eden Park Ballynafof Belfast
Patricia Haughan on behalf of residents
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Patricia Haughan
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
P Haughan on behalf of residents
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Patricia Haughan for Residents Group Knock Eden Park
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Patricia Haughan
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
The Owner/Occupier,
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Patricia Haughan
88, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
Eleanor Brennan
9 Knock Eden Park Ballynafof Belfast

Eleanor Brennan
 9, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JF
 Richard Williams
 90 Knock Eden Park Ballynafof Belfast
 Richard Williams
 90, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
 Richard Williams
 90, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
 Richard Williams
 90, Knock Eden Park, Belfast, Down, Northern Ireland, BT6 0JG
 Alan Coleman
 92 Knock Eden Park Ballynafof Belfast
 Catherine Connolly
 94 Knock Eden Park Ballynafof Belfast
 Niall McGuckin
 96 Knock Eden Park Ballynafof Belfast
 Judith West
 98 Knock Eden Park Ballynafof Belfast
 The Owner/Occupier,
 Apartment 2,6A Rosetta Park,Ballynafof,Belfast,Down,BT6 0DJ,
 The Owner/Occupier,
 Apartment 3,6A Rosetta Park,Ballynafof,Belfast,Down,BT6 0DJ,
 The Owner/Occupier,
 Apartment 4,6A Rosetta Park,Ballynafof,Belfast,Down,BT6 0DJ,
 The Owner/Occupier,
 Apartment 5,6A Rosetta Park,Ballynafof,Belfast,Down,BT6 0DJ,
 The Owner/Occupier,
 Apartment 72,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 73,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 74,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 75,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 76,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 77,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 78,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Apartment 79,Block 7,Bell Towers South,Ballynafof,Belfast,Down,BT7 2HD,
 The Owner/Occupier,
 Cherryvale Pavilion,Ravenhill Road,Ballynafof,Belfast,Down,,
 The Owner/Occupier,
 Flat 1 686 Ravenhill Road Ballynafof
 The Owner/Occupier,
 Flat 1 8 Rosetta Park Ballynafof
 The Owner/Occupier,
 Flat 1,28 Rosetta Park,Ballynafof,Belfast,Down,BT6 0DL,
 The Owner/Occupier,
 Flat 1,34 Rosetta Park,Ballynafof,Belfast,Down,BT6 0DL,
 The Owner/Occupier,
 Flat 2 686 Ravenhill Road Ballynafof
 The Owner/Occupier,

Flat 2,28 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 2,34 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 3 8 Rosetta Park Ballynafoy
The Owner/Occupier,
Flat 3,28 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 3,34 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 4 8 Rosetta Park Ballynafoy
The Owner/Occupier,
Flat 4,28 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 5 8 Rosetta Park Ballynafoy
The Owner/Occupier,
Flat 5,28 Rosetta Park,Ballynafoy,Belfast,Down,BT6 0DL,
The Owner/Occupier,
Flat 6 8 Rosetta Park Ballynafoy
Grainne Connolly
Friends of Cherryvale,8 Whitehall Parade,Belfast,BT7 3GX
The Owner/Occupier,
Old People's Home,Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BX,
The Owner/Occupier,
St Judes Parish Church,329 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BT,
The Owner/Occupier,
St. Judes Parochial Hall,Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BS,
Ann Greenan
ann.greenan99@sky.com
Christine Greene
christinegreene60@gmail.com
Ciaran Crozier
ciaran.crozier@ntlworld.com
Damian Cunningham
damiancunningham317@hotmail.com
Mark Flynn
mark@cranmorerecruitment.com
The Owner/Occupier,
mcg801@gmail.com
Sara Cleary
sara@getfreshltd.com
Patricia Haughan

Catherine Connolly

Eileen Kelly

Cyril Tubman

Dermot Hughes

Eleanor Brennan

Eleanor Brennan

Tina Thomas

Richard Schaible

The Owner/Occupier,

Deirdre Campbell

Geraldine Agnew

Anne Given

Cyril Tubman

Catherine Burnett

Anne Given

Anne Given obo Cherryvale Opposed to 3G

Jim and Maureen Magowan

The Owner/Occupier,

The Owner/Occupier,

Kevin Logan

Catherine Connolly

Cyril Tubman

Cyril Tubman

The Owner/Occupier,

The Owner/Occupier,

Christine Greene

The Owner/Occupier,

The Owner/Occupier,

Catherine Connolly

Catherine Connolly

Cyril Tubman

The Owner/Occupier,

Maurice Rooney

Patricia Haughan

Date of EIA Determination	10.09.2014
ES Requested	No
Planning History	
<p>Ref ID: Z/1999/6055 Proposal: Change of use from dwelling to offices Cherryvale Gate Lodge 670 Ravenhill Road Belfast BT6 Address: Cherryvale Gate Lodge Decision: Decision Date:</p>	
<p>Ref ID: Z/1996/0913 Proposal: Erection of new grammar school with associated car parking, roads and play areas.(Existing school to be demolished on completion of new building) Address: AQUINAS GRAMMAR SCHOOL 518 RAVENHILL ROAD BELFAST BT6 Decision: Decision Date:</p>	
<p>Ref ID: Z/2013/0865/F Proposal: Alterations to previous planning approval Z/2008/2140/F to provide up-grade & extension of existing natural grass playing pitch, to 3G synthetic grass pitch with perimeter pitch fencing & re-positioning of existing basketball court to provide synthetic surface & floodlighting & perimeter court fence. Also provision of natural grass 5-aside pitch with floodlighting & perimeter pitch fencing. Address: Aquinas Grammar School 518 Ravenhill Road Belfast BT6 0BY, Decision: PG Decision Date: 28.10.2013</p>	
<p>Ref ID: Z/2009/0159/F Proposal: Upgrade works to park entrance from Ravenhill road, including: road widening, new visibility splays, new entrance walls, tree planting, new pedestrian path and realignment of existing car park. Address: Cherryvale Playing Fields, Ravenhill Road, Belfast BT6 0BZ Decision: Decision Date: 13.05.2009</p>	
<p>Ref ID: Z/2008/2140/F Proposal: Upgrade and extension of existing natural grass playing pitch to '3G synthetic' grass pitch with perimeter fencing and floodlighting. Also resurfacing and floodlighting of existing activity area and tennis courts and associated car parking. Address: Aquinas Diocesan Grammar School, 518 Ravenhill Road, Ballynafoy, Belfast, BT06 0BX Decision: Decision Date: 06.02.2009</p>	

Drawing Numbers and Title

01, 02, 03, 04, 05A, 06, 07, 08, 09B, 10, 11, 12

Notification to Department (if relevant) – n/a

Date of Notification to Department:

Response of Department: