

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 April 2017	
Application ID: LA04/2016/2561/F	
<p>Proposal: Redevelopment of Brook Activity Centre to include demolition of existing activity centre and the erection of new multi-purpose leisure facility building (including 25m 4-lane swimming pool, 5-court sports hall, 60-station fitness suite, 10 team changing rooms and ancillary suites/rooms), with access via Summerhill Road. External facilities to include 1 No. GAA pitch (with 2No. football pitches across its width), 3 No. covered five a side pitches, 3 No. uncovered football pitches, hurling wall, playground, retention of existing football pitch, floodlighting, parking area and creation of "trim trail" along reconfigured river path</p>	<p>Location: Brook Activity Centre 25 Summerhill Road Belfast BT17 0RL</p>
Referral Route: Major Planning Application	
Recommendation:	Approval Subject to Conditions
<p>Applicant Name and Address: Belfast City Council Property And Projects Depart First Floor, Adelaide Exchange 24-26 Adelaide Street Belfast BT2 8GB</p>	<p>Agent Name and Address: Resolve Planning & Development Innovation Factory Forthriver Business Park Springfield Road Belfast BT12 7DG</p>
<p>Executive Summary:</p> <p>Full planning permission is sought for the demolition the existing Brook Activity Centre and build a new multi-purpose leisure facility to include: a 25 metres 4 land swimming pool; 5-court sports hall; 60-stationm fitness suite; 10-team changing rooms; and, ancillary rooms / suites with vehicular access from Summerhill Road. External facilities proposed include a GAA pitch (with 2No football pitches across its width), 3 No covered 5-a-side pitches, 3No uncovered football pitches, a hurling wall, playground, creation of a trim trail along a reconfigured river path and car parking.</p> <p>The key issues in the assessment of this application are:</p> <ul style="list-style-type: none"> • Principle of Development and Impact on Open Space; • Siting, Design and Impacts of New Building, Pitches and Floodlighting; • Impact on Traffic, Parking and Infrastructure; • Site Drainage; • Contaminated Land. <p>It is considered the proposals will have no adverse effect on the sporting potential or overall amenity</p>	

value of the open space. Indeed, the redevelopment will improve the physical relationship of the site with surrounding properties. The associated community benefits to the area must be considered and balanced in the assessment. In this respect an exception to Policy OS 1 for operational development is considered, given the overall proposed enhancements to this 8.5 hectare site, on balance to be acceptable in this instance.

The proposed site is located within the development limit of Belfast as set out in BMAP and is zoned as open space. Policy OS 2 of BMAP sets out a number of criteria against which proposals for new open space provision will be assessed.

The proposed buildings and structures are designed to a high standard and appropriate scale. The proposal complies with this criterion and relevant parts of the SPPS regarding good design and amenity. In conclusion the proposal is considered to comply with criteria one and three of Policy OS4.

8No floodlights at 20 metres each in height are proposed around the GAA pitch with a total of 10No floodlights at 12 metres in height around the 3No five-a-side pitches. The nearest floodlight is located approximately 55 metres from the nearest boundary with residential properties. These separation distances will assist in mitigation of any impacts associated with the proposal

It is considered that the siting and scale of the new leisure facility is acceptable and will not prejudice visual amenity or the amenity of neighbouring properties due to the separation distances available and the proposed landscaping will break up the visually impact of the built form.

Transport NI, NI Water, DAERA and Belfast City Council Environmental Protection Unit have offered no objections to the proposal subject to conditions being applied.

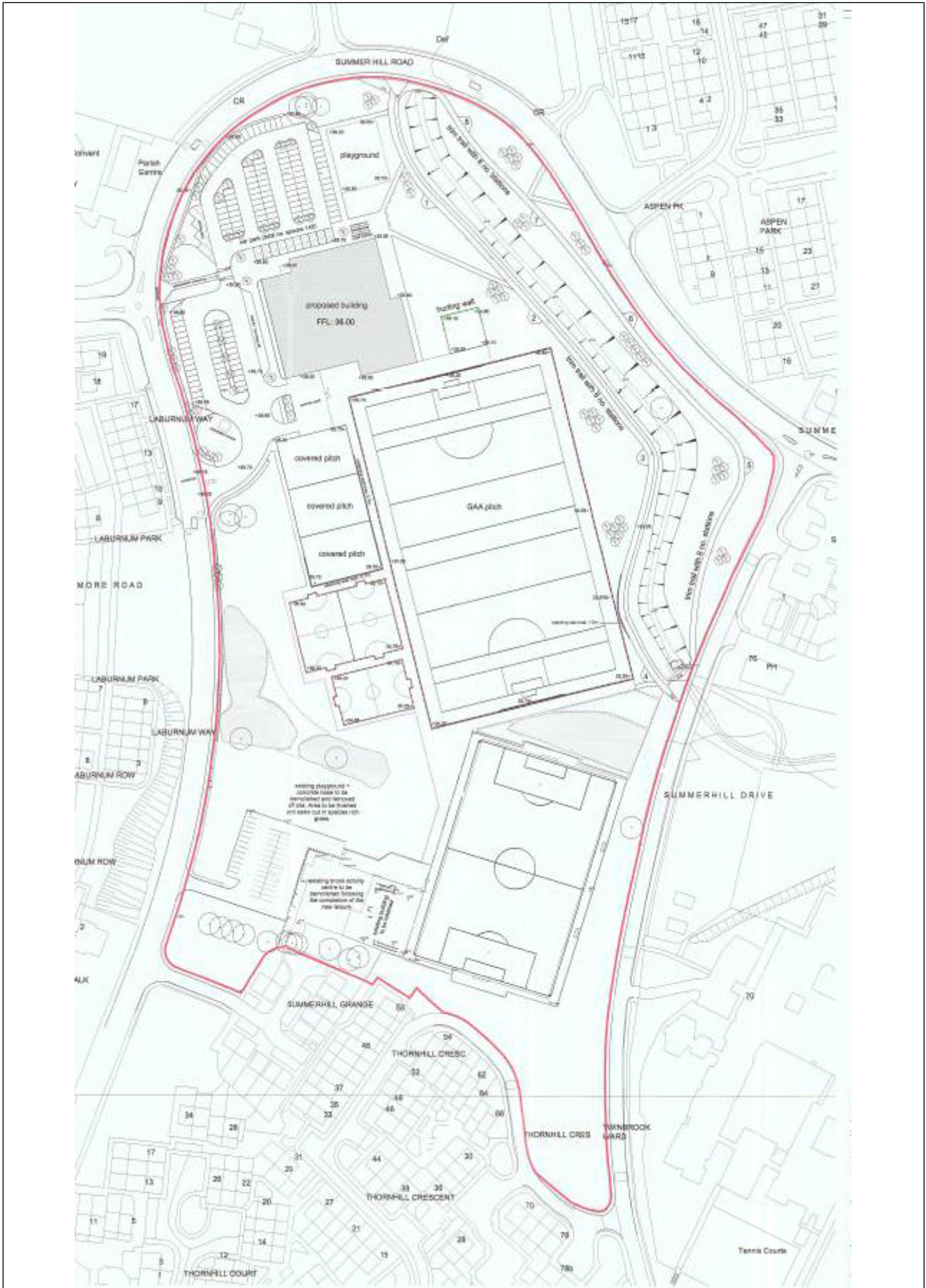
No representations have been received on the proposal.

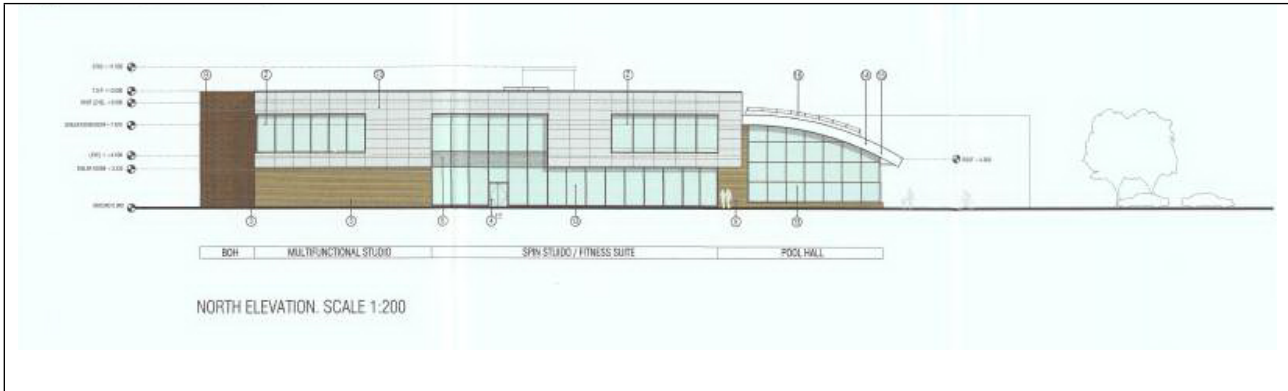
Having regard to the policy context and other material considerations, the proposal is considered acceptable and due to compliance with the development plan and policy and taking account of consultation responses approval of planning permission is recommended - Subject to conditions which are included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

Case Officer Report

Site Location Plan







1.0	Description of Site and Area
1.1	The application site extends to approximately 8.5 hectares and is bound to the north and west by Summerhill Road, by an existing housing area (Thornhill) to the south and by Summerhill Drive to the east.
1.2	<p>The site comprises the following uses:</p> <ul style="list-style-type: none"> - Existing Brook Activity Centre with associated car parking; - IFA (Irish Football Association) 3G Pitch with adjacent changing pavilion; - A children’s play area; - 3No grass football pitches;
1.3	<p>The existing Brook Activity Centre is located in the southern portion of the site in close proximity to the residential properties in Thornhill. The building itself is very dated with a grey render finish and corrugated iron pitched roof. The Brook Activity Centre consists of a 3 court sports hall, a gym and a community room and comprises a floorspace of approximately 1170 square metres with maximum height of approximately 10 metres. The main parking area which is accessed via Summerhill Road contains approximately 38 spaces and is located between the Brook Activity Centre and the Summerhill Road. A children’s play park is located to the immediate north of the existing car parking area. An existing 3G pitch with fencing and associated changing facility building is also located in the southern of the site adjacent to the existing Brook Activity Centre. The northern portion of the site is currently used as 3 further pitches (2No grass football pitches and 1No grass GAA pitches).</p>
1.4	<p>The Derriaghy River which is a small watercourse runs along the north-eastern corner of the site. An associated river path runs along the watercourse from the north of the site and cuts across the site to arrive at the existing Brook Activity Centre. Pedestrian access points to the site are located at Summerhill Road to the north and Summerhill Drive to the east. Vehicular access is located at Summerhill Road in the south western corner of the site.</p>
1.5	<p>The application site is located in the Twinbrook area of outer west Belfast. The prominent surrounding use is residential. A secondary school is located to the south east of the site. A nursery school, primary school, two churches and open spaces are located to the north of the site.</p>
2.0 Description of Proposed Development	
2.1	<p>Full planning permission is sought to demolition the existing Brook Activity Centre and build a new multi-purpose leisure facility to include: a 25 metres 4 land swimming pool; 5-court sports hall; 60-stationm fitness suite; 10-team changing rooms; and, ancillary rooms</p>

	/ suites with vehicular access from Summerhill Road. External facilities proposed include a GAA pitch (with 2No football pitches across its width), 3 No covered 5-a-side pitches, 3No uncovered football pitches, a hurling wall, playground, floodlighting, creation of a trim trail along a reconfigured river path and car parking.
2.2	It is proposed to retain the existing children's play park and 3G pitch with changing facilities in the southern part of the site.
Planning Assessment	
3.0	Planning History
3.1	No relevant recent planning history on the site.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement (SPPS) for Northern Ireland Planning Policy Statement (PPS) 2 – Natural Heritage Planning Policy Statement (PPS) 3 – Access, Movement and Parking Planning Policy Statement (PPS) 6 – Planning, Archaeology and the Built Heritage Planning Policy Statement (PPS) 8 – Open Space, Sport and Recreation Planning Policy Statement (PPS) 13 – Transportation and Land Use Planning Policy Statement (PPS) 15 – Planning and Flood Risk
5.0	Statutory Consultees
	DfI – Transport NI – No Objection Subject to Conditions and Informatives Northern Ireland Water Ltd – No Objection Subject to Informatives DfI – Rivers Agency – Further Information Requested – No issues likely – Information to be Conditioned
6.0	Non Statutory Consultees
	BCC – Environmental Services – No Objection Subject to Conditions and Informatives DAERA – Drainage and Water – No Objection Subject to Conditions and Informatives DAERA – Land, Soil and Air – No Objection Subject to Conditions and Informatives DAERA – Natural Heritage and Conservation Area – No Objection DfC – Historic Environment Division –No Objection
7.0	Representations
7.1	The application was advertised in the local press on 16 December 2016 and neighbours notified on 17 January 2017. Following the receipt of additional information the application was re-advertised in the local press on 17 March 2017 and additional neighbours notified on 10 March 2017.
7.2	No representations have been received to date.
8.0	Other Material Considerations
	Regional Development Strategy 2035 Development Control Advice Note 15 – Vehicular Access Standards
9.0	Assessment
9.1	The key issues in the assessment of this application are: <ul style="list-style-type: none"> • Principle of Development and Impact on Open Space; • Siting, Design and Impacts of New Building, Pitches and Floodlighting; • Impact on Traffic, Parking and Infrastructure;

	<ul style="list-style-type: none"> • Site Drainage; • Contaminated Land.
9.2	The SPPS sets out five core planning principles of the planning system, included improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.3	The SPPS is clear in that the planning system has an active role to play in helping to better the lives of people and communities in Northern Ireland and in supporting the Executive's key priority of improving health and well-being. This can be achieved by for example safeguarding and facilitating quality open space, sport and outdoor recreation (paragraph 4.5 of SPPS). The protection of existing, and provision of new, quality open space within or close to settlements plays a vital role in promoting healthy living and tackling inequality through facilitating play, sporting activities, passive activity and interaction with others (paragraph 4.8 of SPPS).
9.4	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.5	The proposed site is located within the development limit of Belfast as set out in BMAP and is zoned as open space. Policy OS 2 of BMAP sets out a number of criteria against which proposals for new open space provision will be assessed.
9.6	Regional planning policy for the protection of open space is contained PPS 8: Open Space, Sport and Outdoor Recreation. Policy OS1 refers to the protection of open space. Policy OS4 relates to intensive sports facilities and Policy OS 7 relates to floodlighting and stipulates 3 criteria that proposals must satisfy.
9.7	PPS 2 Natural Heritage is relevant given the watercourse that runs along the site's north-eastern boundary. Policy NH 2 relates to protected species, whilst Policy NH 5 relates to habitats, species or features of natural heritage importance.
9.8	PPS 15 seeks to minimise and manage flood risk to people, property and the environment and PPS 3 refers to roads, access and parking considerations and is a material consideration in that a proposal must make necessary provision for such matters.
	<u>Principle of Development and Impact on Open Space</u>
9.9	The proposed site currently comprises 4 grass pitches and 1No IFA 3G pitch. It is intended to replace the grass pitches with a full sized 3G GAA pitch and 6No five-a-sides pitches three of which will be covered with a fabric membrane with open fencing along the sides. The existing IFA 3G pitch will remain. The proposal also involves the relocation of the existing play park from the southern portion of the site to the northern portion of the site adjacent to the location of the new leisure facility. Given that the proposal retains and increases recreational use at this location it is considered in accordance with the requirements of Policy OS 1 of PPS 8 in this respect.
9.10	Policy OS 1 is clear in that development that would result in the loss of open space will not be permitted. However, where it is clearly shown that redevelopment will bring substantial benefits that decisively outweigh the loss of the open space exceptions will be permitted.

9.11	<p>The proposed new leisure facility with associated car parking will result in a relatively minor loss of open space. However, the existing facilities are in a state of disrepair and are in need of modernisation. Redevelopment of the site will therefore result in a range of positive impacts in the form of an increase in the quality and quantity of sports facilities available to the local community. Consequently, the overall enhancement of the current facilities on the site can only be achieved by the redevelopment of the north eastern portion of the site for the new leisure facility with associated car parking. It is proposed that the existing Brook Activity Centre will be demolished following the completion of the new leisure facility and returned to a grassed area along with the adjoining car park. It is considered the proposals will have no adverse effect on the sporting potential or overall amenity value of the open space. Indeed, the redevelopment will improve the physical relationship of the site with surrounding properties. The associated community benefits to the area must be considered and balanced in the assessment. In this respect an exception to Policy OS 1 for operational development is considered, given the overall proposed enhancements to this 8.5 hectare site, on balance to be acceptable in this instance.</p>
9.12	<p><u>Siting, Design and Impacts of New Building, Pitches, Hurling Wall, and Floodlighting</u></p> <p>Policy OS 4 lists five criteria that development of intensive sports facilities must meet. The first of these states that:</p> <ul style="list-style-type: none"> - <i>There is no unacceptable impact on the amenities of people living nearby by reason of siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise, light pollution likely to be generated and,</i> <p>The third criterion of Policy OS 4 is as follows:</p> <ul style="list-style-type: none"> - <i>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;</i>
9.13	<p>The proposal includes a new leisure facility to be relocated from the southern portion of the site to the northern portion of the site. The gross floor area of the new building is approximately 4234 square metres representing an overall increased in floorspace of approximately 3064 square metres. The leisure facility will be two storey in height (approximately 10 metres) with plant on roof level (3 metres in height). The height of the building is largely determined by its end use. The massing of the building is read as a series of boxes with mainly flat roofs, apart for the curved roof on the western elevation of the building.</p>
9.14	<p>The architectural approach is modern. Materials proposed include brick and glazing with small areas of standing seam aluminium on a visible roof and fibre element rainscreen cladding. The brick will be two contrasting but complementary colour shades and will be detailed and laid to form texture and pattern. The glazed areas are principally to the entrance and circulation area and along the western elevation.</p>
9.15	<p>It is considered that the siting and scale of the new leisure facility is acceptable and will not prejudice visual amenity or the amenity of neighbouring properties due to the separation distances available and proposed landscaping will break up the visually amenity of the built form.</p>
9.16	<p>The 3G pitch surfaces would have a negligible visual impact on the locality. Public views of the surface would read as a green space / playing surface. The associated fencing 2m</p>

	<p>metre and 3 metre high fencing and in particular the associated floodlighting would have a greater visual impact. A hurling wall also forms part of the proposal. This comprises an area of hardstanding measuring 16.7 metres by 16.7 metres with a 6 metre high solid wall to one side. A ballcatch fence is also required in association with the hurling wall. Separation distances and proposed landscaping will help soften the scale and form of these elements of the proposal. On balance, they would not result in a detrimental visual impact. It is proposed to relocate the existing play park from the southern portion of the site to the northern portion of the site. Its area will be 29.5 metres by 22 metres and be surrounded by a 1.2 metres high fence to all sides with gate access, although no detail of play equipment is available at this stage and would be subject to a separate planning application.</p>
9.17	<p>Three of the proposed pitches in the western portion of the site are to be covered with a fabric membrane over a steel structure with a perimeter steel fence. The height of the structure is approximately 9.6 metres to ridge and approximately 4 metres to eaves. The length the structure is approximately 66 metres with a width of approximately 32 metres. It is considered that the siting and scale of this structure is acceptable and will not prejudice visual amenity or the amenity of neighbouring properties due to the separation distances available and proposed landscaping will minimise visual amenity.</p>
9.18	<p>The GAA pitch is located centrally in the site approximately 60 metres from the nearest residential property. The three uncovered 5-a-side pitches are located approximately 65 metres from the nearest residential property and, the three covered pitches are located approximately 55 metres from the nearest residential property. 8No floodlights at 20 metres each in height are proposed around the GAA pitch with a total of 10No floodlights at 12 metres in height around the 3No five-a-side pitches. The nearest floodlight is located approximately 55 metres from the nearest boundary with residential properties. These separation distances will assist in mitigation of any impacts associated with the proposal.</p>
9.19	<p>As indicated above a landscape plan was submitted in support of the proposal. Further tree planting, evergreen hedge planting, amenity shrub planting is proposed throughout the site. Provision is also made to retain and create grassed areas. The site of the existing play park will be grassed following completion of the new facility in the northern portion of the site. The landscaping proposed will help soften the scale and form of the proposal. The grassed areas will also contribute to the design quality of the development. The imposition of a landscaping condition is recommended to ensure landscaping and finish of public realm to be completed prior to occupation.</p>
9.20	<p>In assessing these impacts, consultation has also been undertaken with Environmental Health who has reviewed the noise, lighting and air assessment submitted by the applicant. Environmental Health has concluded that the proposal would not detrimentally impact on amenity through noise, light or air disturbance. This is considered determining in relation to these issues. They have recommended planning conditions restricting hours of operation with a recommended opening and closure times.</p>
9.21	<p>The proposed buildings and structures are designed to a high standard and appropriate scale. The proposal complies with this criterion and relevant parts of the SPPS regarding good design and amenity. In conclusion the proposal is considered to comply with criteria one and three of Policy OS4.</p>
9.22	<p>The second criterion of Policy OS4 states that:</p> <ul style="list-style-type: none"> - <i>There is no adverse impact on features of importance to nature conservation,</i>

	<i>archaeology or built heritage.</i>
9.23	The Derriaghy River runs through the north eastern portion of the site. The proposal seeks to retain the watercourse and associated embankments and provide additional native planting along the watercourse. An Ecological Assessment was submitted in support of the application. Natural Heritage and Conservation Area (DAERA) has considered the impacts of the proposal and has no concerns. The proposal is considered to comply with relevant policy within PPS 2. In addition, advice was sought from Historic Environmental Division who confirmed the proposal is acceptable in terms of the SPPS and PPS 6 archaeology and built heritage policy requirements. The proposal is considered to comply with the second criterion of Policy OS 4 of PPS8.
9.24	<p><u>Impact on Traffic, Parking and Infrastructure</u></p> <p>Criterion number 4 of Policy OS 4 also states:</p> <ul style="list-style-type: none"> - <i>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;</i>
9.25	The proposed facilities take into account the needs of people with disabilities and are designed to ensure the car park and landscaped wedge remain on a level contour for ease of access. The local pedestrian facilities also accommodate those with mobility impairment through the provision of dropped kerbs at the appropriate locations. The site itself will be designed to include current best practices in such initiatives and will be developed to the industry standards.
9.26	Pedestrian access points are located off Summerhill Drive and Summerhill Road. 20 No cycle stands are proposed beside the new leisure facility and improved access routes through the site are proposed. In addition, a trim trail approximately 660 metres in length and circles the open stretch of the Derriaghy River. The trail will be 2.5 metres wide and run directly adjacent to the existing Riverside walk to the east of the River following the line and level of this walk. The Trail will cross the River at the North and South of the River Walk looping back through the ground to the East of the River. It is proposed that 8 stations will be included along the length of the Trail with outdoor fitness equipment at each station.
9.27	Bus stops are located on Summerhill Road and Twinbrook Road within 200m of the site entrance. Further bus stops are available on Stewartstown Road around 450m from the site. These provide access to a wider range of services including the Belfast Rapid Transit (BRT) which will provide services between Stewartstown Road and the city centre at up to 8 minute intervals from September 2017.
9.28	As part of the development of the Brook Activity Centre, a Framework Travel Plan was submitted in support of the application. It is proposed that the development shall operate in accordance with a Travel Plan based on this Framework Travel Plan and is recommended as a condition. The proposal is considered to comply with criterion 4 of Policy OS 4.
9.29	<p>The final criterion of Policy OS 4 requires that:</p> <ul style="list-style-type: none"> - <i>The road network can safely handle extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</i>

9.30	The site will be accessed by way of a new priority junction located approximately 170m north of the existing junction. The proposed site access junction will be provided with dropped kerbs along with a pedestrian refuge and a 3m wide pedestrian access will be provided to the centre entrance with a raised crossing over the car park access.
9.31	As detailed above additional pedestrian routes will be provided to improve pedestrian permeability through the site linking in to Summerhill Drive east of the site boundary and also the Derriaghy Riverpath. 20No cycle racks will be provided within a covered shelter adjacent to the development entrance.
9.32	The proposal include provision for 145 car parking spaces and 4 mini-bus spaces, a drop off area and service parking. Coach parking is catered for within the site with 2 coaches able to utilise the proposed lay-by. Access for all vehicles to the site will be taken via a new junction with Summerhill Road at which pedestrian crossing facilities will be provided.
9.33	An Events Management Plan (EMP) has been developed for consideration during abnormally high periods of planned activity should additional coach parking be required with unrestricted parking available along Summerhill Road.
9.34	A service and delivery yard is provided to the rear of the building. Service vehicles will enter the yard through the main car park and along the frontage of the development. The service yard had been developed to provide sufficient space to enable service. A Service Management Plan has been provided and is recommended as a condition.
9.35	Transport NI has considered the proposal and raised no objection subject to conditions. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and is also therefore in accordance with the relevant sections of PPS 3, PPS 13 and DCAN 15 and the final criterion of Policy OS 4.
	<u>Site Drainage</u>
9.36	In terms of site drainage, a Drainage Assessment was submitted in support of the application. The proposal has been assessed against Policy FLD 1, 2, 3 and 4 of revised PPS 15. Rivers Agency advised that the assessment demonstrates that although there is marginal flooding along the Derriaghy River within the application site all proposed development is located beyond the floodplain and a 600mm freeboard will be provided to all final floor and access route levels to account for the future impact of climate change.
9.37	NIW has confirmed there is no public storm sewer available to serve this proposal. The applicant therefore needs to establish in liaison with Rivers Agency if discharge would be possible to any local watercourses. In this respect, Rivers Agency has requested a Schedule 6 consent letter for discharges to the watercourse and further information to demonstrate the viability of the proposal that site drainage system is designed not to flood any part of the site. The applicant is currently in discussions with Rivers Agency regarding these matters. Given that no objections are considered likely it is recommended that this information is added as a pre commencement of development condition – if Committee is minded to approve the proposal.
9.38	Having had regard to the above it is considered that the proposal would not have a significant impact on flood risk and drainage and is therefore considered acceptable in accordance with relevant policy in PPS 15 and the SPPS.

	<u>Waste Storage</u>
9.39	It is recommended that a condition is added if Committee are minded to approve that no development shall commence on site (other than site clearance, site preparation and the formation of foundations and trenches) unless a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Council.
	<u>Contaminated Land</u>
9.40	A Preliminary Risk Assessment was provided in support of the application. No potential pollutants linkages to environmental receptors. Waste Management (DAERA) and Environmental Protection Unit have no objection.
11.0	Pre-Application Community Consultation
11.1	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.
11.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2016/1896/PAN) was submitted to the Council on 5 September 2016.
11.3	Where a pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
11.4	A Pre-Application Community Consultation Report has been submitted in support of this application. The Report confirmed the following:
11.5	A total of 9 Public Information Events took place between 20 September 2016 and 1 October 2016. Venues for the events included Andersonstown Leisure Centre, Brook Activity Centre, Sally Gardens Community Centre and the Kennedy Centre. These events were advertised in the Andersonstown News on 10 September 2016 and in the Lisburn Star on 14 September 2016. Information was also placed in the Council's 'City Matters' publication which is circulated to all households within the Council area. Posters and leaflets advertising the events were distributed to community centres and shops in the area. A press release was also issued by Belfast City Council on 15 September 2016. Details of the proposed development were also made available online and on social media.
11.6	The events took the form of staffed exhibitions where annotated plans for the proposed development were displayed. Comment cards were also presented at each event.
11.7	A total of 58 responses were received following the events and online survey. Overall the feedback from the Public Information Events was positive with a clear level of public support for the project.
11.8	In addition, the applicant engaged with a number of key stakeholders in the local area.

	The Clubs raised a number of points including use of the centre as a training base for a local swim club; provision of classrooms into the centre; and more flexibility around the 5-a-side pitches ability to accommodate more than 10 players at once.
11.9	In response to the points raised the applicant has advised that there will be opportunities to use the main GAA pitch more flexibly for larger groups of users. On other points raised the applicant advised that the new facility proposes a number of multi-function rooms that can be used for teaching and demonstration and that the applicant would welcome the opportunity to discuss the use of the centre as a training base for a local swim club.
11.10	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
12.0	Summary of Recommendation
12.1	Approval
12.2	The proposal is considered to be in accordance with the development plan and relevant planning policy, taking account of all other material consideration including the relevant planning policies and is recommended for approval subject to conditions as set out below.
13.0	Conditions
13.1	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
13.2	The development hereby permitted shall not become operational until the vehicular accesses, have been constructed in accordance with the approved layout Drawing No. 08 'Site Access Detail' bearing the Belfast City Council Planning Office date stamp 30 November 2016. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
13.3	The gradients of the access roads shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses a footway, 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 user.
13.4	The development hereby permitted shall not become operational until car parking spaces, of which 10 will be disabled parking bays, and hard surfaced areas for manoeuvring have been constructed in accordance with the approved layout Drawing No. 26 'Internal Carriageways & Parking Details' bearing the Belfast City Council Planning Office date stamp 03 March 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles. Reason: To ensure that adequate provision has been made for parking.

13.5	<p>The development hereby permitted shall operate in accordance with a Travel Plan based on the approved Framework Travel Plan within the Transport Assessment and the Service Management Plan within the Transport Assessment uploaded on ePIC by Belfast City Council Planning Office on 04 January 2017. This will include provision of the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by Transport NI.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
13.6	<p>Prior to development works, all remaining fuel storage tanks and associated Infrastructure on the site shall be fully decommissioned in line with Pollution Prevention Guidance No. 2 (PPG2) and No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 2 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
13.7	<p>If during the development works, new contamination or risks to the water environment 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 risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
13.8	<p>After completing all remediation works under Condition 2 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
13.9	<p>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 risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
13.10	<p>Any works in, near or liable to impact a watercourse, will need to be addressed within a Construction Method Statement (CMS) which must be submitted to the Planning Authority, for consultation and agreement with NIEA Water Management Unit, at least eight weeks prior to the commencement of construction. The CMS should include all necessary pollution prevention measures to protect the water environment during the development of this proposal.</p> <p>Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.</p>

13.11	<p>No development hereby approved shall commence until the following details have been submitted to and approved by the Council, in consultation with Rivers Agency:</p> <ul style="list-style-type: none"> - Details showing that the site drainage system is designed not to flood any part of the site in a 1 in 30 year return design storm, and to ensure a free-board of 300mm - Details showing checks for exceedances for the 1 in 100 year return period. - Schedule 6 consent letter for discharges to the watercourse. <p>Reason: In the interests of environmental protection and public amenity.</p>
13.12	<p>No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted.</p> <p>Reason: To ensure a practical solution to sewage disposal is possible at this site.</p>
13.13	<p>No works or development shall commence on site, including demolition, site clearance and site preparation, until a Construction Management Plan has been submitted to and approved in writing by the Council. The Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase. No works, development, demolition, site clearance or site preparation shall be carried out unless in accordance with the approved Construction Management Plan.</p> <p>Reason: To safeguard the amenities of the area.</p>
13.14	<p>All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].</p> <p>Reason: In the interests of the character and appearance of the area.</p>
13.15	<p>The development hereby permitted shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Council. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.</p> <p>Reason: In the interests of the character and appearance of the area and residential amenity.</p>
13.16	<p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next</p>

	<p>planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>
13.17	<p>No development shall commence on site (other than site clearance, site preparation and the formation of foundations and trenches) unless a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Council. The development shall not be occupied unless the scheme has been implemented in accordance with the approved details and shall be retained as such at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area. Approval is required upfront because the design of refuse and recycling storage is an integral part of the development and its acceptability.</p>
13.18	<p>Prior to the occupation of the development hereby approved the existing Brook Activity Centre hatched in red on drawing no 5 date stamped 30 November 2016 shall be demolished.</p> <p>Reason: In the interests of visual amenity.</p>
13.19	<p>The area outlined in blue on phasing plan drawing no 6 date stamped 30 November 2016 shall be re-grassed for open space during the first available planting season prior to the occupation of the development hereby approved.</p> <p>Reason: In the interests of visual amenity.</p>
13.20	<p>The development shall not be operational between the hours of 23.00hrs-06.00hrs Monday to Friday and between the hours of 18.00hrs-08.00hrs on a Saturday and Sunday.</p> <p>Reason: In the interest of residential amenity</p>
13.21	<p>Prior to commencement of the development, a Construction Noise Management Plan shall be submitted to Belfast City Council for approval, in accordance with Section 5.1 of the RPS report '<i>Proposed Brook Activity Centre, Summerhill Road, Belfast; Noise and Vibration Assessment</i>', Document No NI1745/N-B/01/01, dated 8/12/16.</p> <p>Reason: In the interest of residential amenity</p>
13.22	<p>Deliveries and collections by commercial vehicles to and from the development shall only be made between the hours of 07.00 and 23.00hrs.</p> <p>Reason: In the interest of residential amenity</p>
13.23	<p>Prior to the operation of the development, an Artificial Light Verification report shall be submitted to Belfast City Council for review and approval. The report shall verify that all artificial lighting connected with the development is measured and confirmed to be within the vertical illuminance (Lux) levels for Environmental Zone 3 as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011.</p> <p>Reason: Protection of residential amenity</p>

13.24	<p>Flood lighting associated with the development shall not be operational between the hours of 22.00-07.00hrs.</p> <p>Reason: Protection of residential amenity</p>
13.25	<p>Prior to commencement of development the applicant shall submit drawings / information outlining the specification of the proposed hurling wall to Belfast City Council for review and approval. The proposed hurling wall shall be erected in accordance with the agreed specification / drawings prior to the occupation of the development.</p> <p>Reason: In the interests of visual amenity.</p>
13.26	<p>Prior to the commencement of development the applicant shall submit drawings / information outline the specification of the trim trail to Belfast City Council for review and approval. The trim trail shall be erected in accordance with the agreed specification / drawings prior to the occupation of the development.</p> <p>Reason: In the interests of visual amenity.</p>
13.27	<p>No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample details.</p> <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p>
13.28	<p>Notwithstanding, the provision of the Planning (General Permitted Development) Order (NI) 2015, of any order revoking and re-enacting that order, no retaining walls requiring foundations other than those approved under this planning permission shall be erected on land shown on the stamped approved drawings.</p> <p>Reason: To ensure no retaining walls will be constructed without the prior permission of the Council.</p>

ANNEX	
Date Valid	7th December 2016
Date First Advertised	16th December 2016
Date Last Advertised	17th March 2017
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Aspen Park,Dunmurry,Antrim,BT17 0JY, The Owner/Occupier, 1 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ, The Owner/Occupier, 1 Laburnum Row,Killeaton,Dunmurry,Antrim,BT17 0BP, The Owner/Occupier, 1 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS, The Owner/Occupier, 1 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ, The Owner/Occupier, 10 Cherry Park,Dunmurry,Antrim,BT17 0JT, The Owner/Occupier, 10 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW, The Owner/Occupier, 10 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS, The Owner/Occupier, 10 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ, The Owner/Occupier, 11 Aspen Park,Dunmurry,Antrim,BT17 0JY, The Owner/Occupier, 11 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ, The Owner/Occupier, 11 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW, The Owner/Occupier, 11 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS, The Owner/Occupier, 11 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ, The Owner/Occupier, 12 Cherry Park,Dunmurry,Antrim,BT17 0JT, The Owner/Occupier, 12 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW, The Owner/Occupier, 12 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS, The Owner/Occupier, 12 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ, The Owner/Occupier, 13 Aspen Park,Dunmurry,Antrim,BT17 0JY, The Owner/Occupier, 13 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,</p>	

The Owner/Occupier,
 13 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 13 Summerhill Grange Summerhill Road Dunmurry
 The Owner/Occupier,
 13 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ,
 The Owner/Occupier,
 14 Cherry Park, Dunmurry, Antrim, BT17 0JT,
 The Owner/Occupier,
 14 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 14 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ,
 The Owner/Occupier,
 15 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,
 The Owner/Occupier,
 15 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 15 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ,
 The Owner/Occupier,
 16 Cherry Park, Dunmurry, Antrim, BT17 0JT,
 The Owner/Occupier,
 16 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 17 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,
 The Owner/Occupier,
 17 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 18 Cherry Park, Dunmurry, Antrim, BT17 0JT,
 The Owner/Occupier,
 19 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,
 The Owner/Occupier,
 1A Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1B Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1C Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1D Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1E Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1F Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
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 1G Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
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 1H Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1I Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,
 1J Laburnum Walk, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BN,
 The Owner/Occupier,

1K Laburnum Walk,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BN,
The Owner/Occupier,
2 Laburnum Row,Killeaton,Dunmurry,Antrim,BT17 0BP,
The Owner/Occupier,
2 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS,
The Owner/Occupier,
2 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
The Owner/Occupier,
20 Cherry Park,Dunmurry,Antrim,BT17 0JT,
The Owner/Occupier,
21 Aspen Walk Dunmurry Dunmurry
The Owner/Occupier,
23 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,
The Owner/Occupier,
25 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,
The Owner/Occupier,
28 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RH,
The Owner/Occupier,
2A Laburnum Walk,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BN,
The Owner/Occupier,
2B Laburnum Walk,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BN,
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The Owner/Occupier,
2K Laburnum Walk,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BN,
The Owner/Occupier,
3 Aspen Park,Dunmurry,Antrim,BT17 0JY,
The Owner/Occupier,
3 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,
The Owner/Occupier,
3 Laburnum Row,Killeaton,Dunmurry,Antrim,BT17 0BP,
The Owner/Occupier,
3 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW,
The Owner/Occupier,
3 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS,
The Owner/Occupier,
3 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,

The Owner/Occupier,
30 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
The Owner/Occupier,
32 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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34 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
The Owner/Occupier,
36A Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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36B Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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39 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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4 Laburnum Row, Killeaton, Dunmurry, Antrim, BT17 0BP,
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4 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
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4 Summerhill Grange, Killeaton, Dunmurry, Antrim, BT17 0GS,
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41 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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43 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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45 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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49 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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5 Aspen Park, Dunmurry, Antrim, BT17 0JY,
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5 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,
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5 Laburnum Row, Killeaton, Dunmurry, Antrim, BT17 0BP,
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52 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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53 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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54B Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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56 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
The Owner/Occupier,
58 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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5A Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
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5B Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
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5C Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
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5D Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
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6 Laburnum Row,Killeaton,Dunmurry,Antrim,BT17 0BP,
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6 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW,
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6 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS,
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6 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
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60 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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64 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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66 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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68 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
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7 Aspen Park,Dunmurry,Antrim,BT17 0JY,
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7 Aspen Walk,Dunmurry,Dunmurry,Antrim,BT17 0JZ,
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7 Laburnum Row,Killeaton,Dunmurry,Antrim,BT17 0BP,
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7 Laburnum Way,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0BW,
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7 Summerhill Grange,Killeaton,Dunmurry,Antrim,BT17 0GS,
The Owner/Occupier,
7 Summerhill Mews,Dunmurry,Belfast,Antrim,BT17 0LQ,
The Owner/Occupier,
70 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,
The Owner/Occupier,
72 Thornhill Crescent,Killeaton,Dunmurry,Dunmurry,Antrim,BT17 0RJ,

The Owner/Occupier,
 74 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
 The Owner/Occupier,
 76 Summerhill Drive Dunmurry
 The Owner/Occupier,
 76A Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
 The Owner/Occupier,
 76B Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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 78A Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
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 78B Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
 The Owner/Occupier,
 8 Laburnum Row, Killeaton, Dunmurry, Antrim, BT17 0BP,
 The Owner/Occupier,
 8 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 8 Summerhill Grange, Killeaton, Dunmurry, Antrim, BT17 0GS,
 The Owner/Occupier,
 8 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ,
 The Owner/Occupier,
 80 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
 The Owner/Occupier,
 82 Thornhill Crescent, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RJ,
 The Owner/Occupier,
 89A Summerhill Drive, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RE,
 The Owner/Occupier,
 89B Summerhill Drive, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RE,
 The Owner/Occupier,
 9 Aspen Park, Dunmurry, Antrim, BT17 0JY,
 The Owner/Occupier,
 9 Aspen Walk, Dunmurry, Dunmurry, Antrim, BT17 0JZ,
 The Owner/Occupier,
 9 Laburnum Way, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BW,
 The Owner/Occupier,
 9 Summerhill Grange, Killeaton, Dunmurry, Antrim, BT17 0GS,
 The Owner/Occupier,
 9 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ,
 The Owner/Occupier,
 Brooke Activity Centre, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RL,
 The Owner/Occupier,
 Parish Centre, Summerhill Road, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0RL,
 The Owner/Occupier,
 St Colm's High School, Summerhill Drive, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BT,
 The Owner/Occupier,
 St Luke's Nursery School, Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DB,
 The Owner/Occupier,
 St Luke's Parish Twinbrook Road Dunmurry

The Owner/Occupier, St Luke's Primary School, Glasvey Drive, Poleglass, Dunmurry, Dunmurry, Antrim, BT17 0DB,	
Date of Last Neighbour Notification	10th March 2017
Date of EIA Determination	25 th August 2016 – LA04/2016/1494/DETEIA
ES Requested	No
Drawing Numbers and Title 01 - 33	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department: N/A	