

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 16 May 2017</b>	
<b>Application ID: Z/2014/1083/F</b>	
<b>Proposal:</b> 4 semi-detached houses, 34 apartments, basement car park, access road and associated site works	<b>Location:</b> 733, 733a, 733b and 735 Antrim Road
<b>Applicant Name and Address:</b> Broomsdale Investment	<b>Agent Name and Address:</b> Quinn Design Associates 2 Alexandra Park Avenue Belfast BT15 3EP
<b>Executive Summary:</b> <p>The application seeks full permission for 4 semi-detached dwellings and 34 apartments. The main issues to be considered in this case are:</p> <p>The application site contains four existing detached dwellings; the topography of the site is steep slope from west to east and a slope from north to south. The site contains mature vegetation both along boundaries and within.</p> <p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"><li>- the principle of development and proposed use at this location;</li><li>- height, scale, massing and design;</li><li>- impact on amenity;</li><li>- traffic movement and parking; and</li><li>- other environmental matters</li></ul> <p>10 representations were received raising the following issues:</p> <ul style="list-style-type: none"><li>- inappropriate density;</li><li>- erosion of existing character ;</li><li>- impact of increase traffic on child safety (two nearby schools)</li><li>- water drainage issues;</li><li>- inappropriate height</li><li>- impact of proposal on tree on neighbouring site</li><li>- impact on traffic flow on Antrim Road;</li></ul> <p>The principle of development has already been established under Z/2008/1469/F and in terms of detailed development in the most part it replicates the current application.</p> <p>NI Water, Transport NI, and Environmental Health and Rivers Agency have no objections to the proposal.</p> <p>The proposal will have an impact on the residential amenity of neighbouring properties. However, separation distances and proposed landscaping will mitigate any impact on residential amenity.</p> <p>Having had regard to the development plan, relevant planning policies and other material consideration, it is determined that the proposal should be approved given the planning history of the site.</p>	

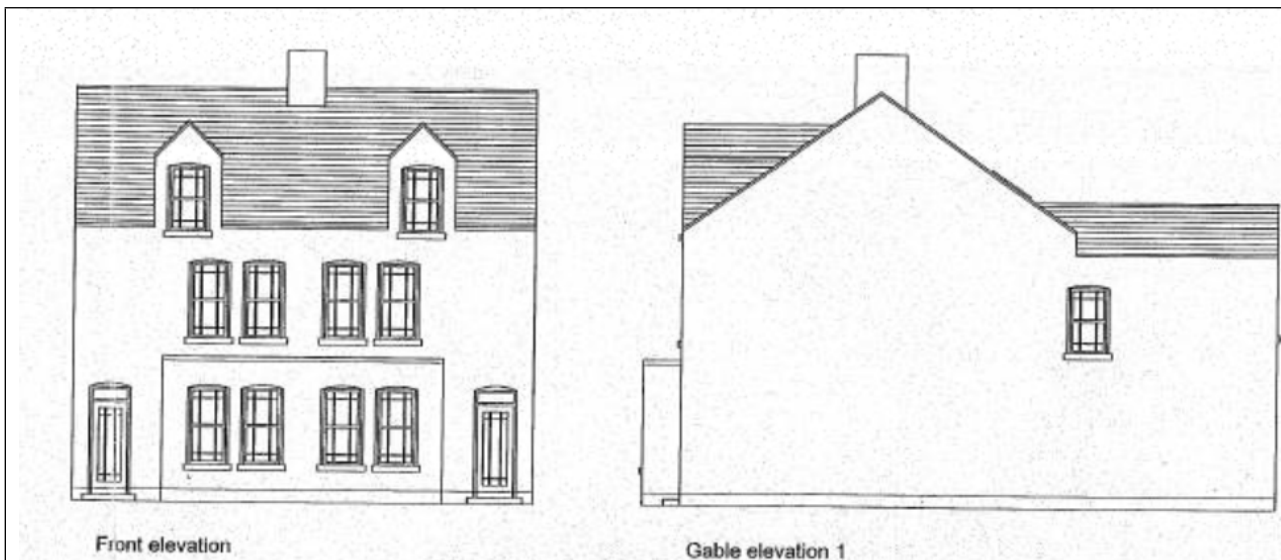
Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.

It is recommended the application is approved subject to conditions and informatives.

**Case Officer Report**

Site Location Plan:





### Characteristics of the Site and Area

<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Full planning permission is sought for 4No semi-detached dwellings and 34No apartment in two separate blocks, basement car parking, access road and associated site works.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site is located at 733 to 735 Antrim Road in north Belfast. The site is L shaped with the widest section of the site fronting onto the Antrim Road. The site contains four detached dwellings, two fronting onto the Antrim Road with a further two set back to the rear of No 733. The site slopes considerably from the Antrim Road easterly to the rear boundary of the site approximately 8 metres over a distance of 110 metres. The dwellings fronting Antrim Road are circa 1920s-30s ear; the two dwellings to the rear are of a modern construction period. The site is enclosed by walls, fencing and mature vegetation.
2.2	The area is predominantly residential consisting of medium to low density plots and a mix of dwelling designs. Apartments, semi-detached and detached house types are present. A golf course is located to the east of the site

### Planning Assessment of Policy and Other Material Considerations

<b>3.0</b>	<b>Planning History</b>
3.1	Z/2008/1469/F - Erection of 4No. semi-detached houses and 34No apartments (in 2 blocks), basement car parking, access road and associated site works – Planning Permission Granted 7.09.09. This planning permission whilst now expired however was live at the time of submission.
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy Strategic Planning Strategy for Northern Ireland Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 7 – Quality Residential Development Addendum to Planning Policy Statement 7 – Safeguarding the Character of Established Residential Areas

	<p>Planning Policy Statement 8 – Open Space, Sport &amp; Recreation          Planning Policy Statement 12 – Housing in Settlements          Planning Policy Statement 15 (Revised) – Planning &amp; Flood Risk</p>
<b>5.0</b>	<p><b>Statutory Consultees</b>          Transport NI – No objections subject to conditions          NI Water – No objections subject to conditions          Rivers Agency – No objection subject to informatives</p>
<b>6.0</b>	<p><b>Non Statutory Consultees</b>          BCC Environmental Health – No objection subject to conditions and informatives</p>
<b>7.0</b> 7.1	<p><b>Representations</b>          Following advertisement in the local press and neighbour notification, 10 representations were received. Issues raised include:</p> <ul style="list-style-type: none"> <li>- inappropriate density;</li> <li>- erosion of existing character ;</li> <li>- impact of increase traffic on child safety (two nearby schools);</li> <li>- water drainage issues;</li> <li>- inappropriate height;</li> <li>- impact of proposal on tree on neighbouring site;</li> <li>- impact on traffic flow on Antrim Road;</li> </ul>
<b>8.0</b>	<p><b>Other Material Considerations</b>          DCAN 8 – Housing in Urban Areas          DCAN 15 – Vehicular Access Standards          Creating Places – Achieving Quality in Residential Developments</p>
<b>9.0</b> 9.1	<p><b>Assessment</b>          The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> <li>- the principle of development and proposed use at this location;</li> <li>- height, scale, massing and design;</li> <li>- impact on amenity;</li> <li>- traffic movement and parking; and</li> <li>- other environmental matters.</li> </ul>
9.2	<p><u>Principle of Development and Proposed Use at this Location</u>          A key consideration in the assessment of this proposal is the planning history on the site. The principle of development has already been established under Z/2008/1469/F and in terms of detailed development replicates the current application. It is accepted that this permission has not expired however, it was still live at the time of submission of the current application and is still considered to be material.</p>
9.3	<p>The site comprises 4 detached residential properties. Within this context the principle of development and residential use at this location is acceptable subject to the consideration and resolution of planning and environmental matters.</p>
9.4	<p><u>Height, Scale, Massing and Design</u>          The proposed layout comprises 4 semi-detached two storey dwellings with dormer lofts and two apartment blocks containing 34 apartments.</p> <p>Proposals for new residential development must take account of specific</p>

9.5	<p>circumstances of each site. Policy QD 1 of PPS7 is clear in that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area</p>
9.6	<p>The site is located adjacent to residential development - two storey detached housing and three storey apartments. The proposed scale and height of the semi-detached dwellings, which form part of this proposal, are broadly consistent with the housing in the locality and will have no significant impact on the character of the area. The siting of the Apartment Block B is forward of the building line with the adjacent building (Downview Manor) which is not ideal and will encroach on the streetscape given the substantial bulk of the apartment. This will be mitigated by the mature vegetation fronting this section of the Antrim Road. Given the planning history on the site it would be unreasonable to refuse the application on these grounds.</p>
9.7	<p>PPS 12 advises that increased housing density should be promoted in town and city centres and other locations which benefit from high accessibility to public transport facilities. It continues to state that care is required not to erode the local character and the scale and massing respects the adjacent housing. However, determining weight has been given to the planning history on the site and ongoing development in the immediate area which is of a larger scale.</p>
9.8	<p>Apartment Block A comprises a basement level car park with 4 floors above. Apartment Block B comprises a basement level car park with 4 floors above. The plans submitted indicate that the proposed apartments will not be one storey higher than the neighbouring apartment block. Separation distances between the proposed apartments and existing neighbours is, on balance, considered to be acceptable. Apartment block A will be 14m from gable wall of 737b Antrim Rd. and apartment block B will be 23m from Downview Manor.</p>
9.9	<p>Whilst there will not be a significant increase in height there will be a significant increase in the massing when read against the neighbouring properties. The use of contrasting materials (render and stonework) on the apartment blocks together with existing mature vegetation on the site will help to reduce the perception of dominance. It will not however not completely reduce the appearance of massing. In this respect, consideration must be given to the planning history on the site and ongoing large scale development in the immediate area.</p>
9.10	<p>Apartment Block A has the potential to impact on neighbouring properties in the form of overlooking. However, existing vegetation and separation distances will help to mitigate against any potential for overlooking. The massing and height of apartment block B will also be out of character at this location and will appear overbearing when read against the neighbouring apartment block. Though the neighbouring apartments are three storeys high the site's topography result in a lower ridge height from the Antrim Road – this includes Apartment Block A. As Apartment Block B is situated closer to the Antrim Road it is not read at a lower height below road level. It is also one story higher which contributes to the increase massing and unfamiliar appearance. Given the planning history on the site it would be unreasonable to refuse the application on grounds of scale and massing.</p>
9.11	<p>The design comprises four semi-detached house types, which are to be finished in render, facing brick and stonework. It is considered that the proposed materials and design are consistent with the surrounding area, incorporating similar materials and</p>

<p>9.12</p> <p>9.13</p> <p>9.14</p>	<p>having an acceptable solid to void ratio. The proposed design of the semi-detached dwellings is considered to be acceptable and compliant with criteria [g].</p> <p>The apartment blocks are to use the same materials as those proposed for the housing, the materials proposed in the design are considered to be acceptable given the history on the site.</p> <p>Policy QD1 (b) relates to landscape features. The site has a number of mature trees and hedging to the boundaries and centrally between the current buildings on site. The proposal will result in the removal of the centrally located trees providing space for the construction of a new road to serve the semi-detached dwellings to the eastern boundary and access to the basement car parking areas. It is proposed that the hedge planting along the boundaries will be retained along with 5No trees – landscaping will be supplemented in places. A number of objectors have raised concern there is significant potential for the loss of vegetation along the north boundary. The proposed basement car parking to be achieved will result in extensive excavations which will result in likely root damage to the vegetation. If committee are minded to approve planning conditions will be necessary to ensure the protection of exiting trees and other vegetation and implementation and management of the new planting on the site especially north, south and west boundaries.</p> <p>In relation to amenity space provision, Policy QD1 [c] PPS7 requires the level of provision of private space to be appropriate to the surrounding context and be useable. Further guidance on amenity space is also provided in Creating Places. The amount of garden space proposed is compliant with relevant guidance. It is considered that the level of provision of private amenity space for the semi-detached dwellings to be within acceptable limits. The shared open space proposed on site is also considered to be of an acceptable level and comply with relevant guidance.</p>
<p>9.15</p> <p>9.16</p> <p>9.17</p>	<p><u>Impact on Amenity</u></p> <p>Criteria [h] of Policy QD1 relates to amenity considerations. In terms of dominance, overshadowing and overlooking. There is sufficient separation distances to existing properties to ensure dominance and overshadowing is not unacceptable. However, it is accepted that there is the potential for overlooking of properties at 737b Antrim Road from apartment block A. The proposal is designed with upper floor which will overlook neighbouring dwellings. The bedroom windows of apartments annotated B &amp; C and the living-room &amp; kitchen of these apartments will a significant on the neighbouring dwelling; the windows and patios being within 4 to 7m from the boundary. Given the urban context and existing vegetation on this boundary it is considered that any potential for overlooking will not be at an unacceptable degree. In addition, weight must be attached to the planning history on the site which at the time of submission was live.</p> <p>The layout of the proposal ensures surveillance from the proposed dwellings of the open space and roadway it is therefore considered compliant with criteria [i] in this regard.</p> <p>PPS7 addendum safeguarding character seeks to regulate densities in established residential areas. Given that the site is located on a key link corridor annex E of the addendum indicates it is not applicable.</p>
<p>9.18</p>	<p><u>Traffic Movement and Parking</u></p>

	In relation to traffic, access, and parking issues, Transport NI were consulted and offered no objection to the proposal subject to the inclusion of conditions and informatives.
9.19	<p><u>Other Environmental Matters</u></p> <p>Environmental Health have no objections subject to informatives, and thus the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NI Water has no objection in relation to sewerage or flooding. River Agency was also consulted regarding the discharged of storm water into the designated Parkmount stream, the proposed arrangement for the discharge of storm water was considered acceptable.</p>
<p><b>10.0</b></p> <p>10.1</p>	<p><b>Consideration of Representations</b></p> <p><i>Inappropriate density; Inappropriate height; Erosion of existing character ;</i></p> <p>The site is located adjacent to residential development - two storey detached housing and three storey apartments. The proposed scale and height of the semi-detached dwellings, which form part of this proposal, are broadly consistent with the housing in the locality and will have no significant impact on the character of the area. The siting of the Apartment Block B is forward of the building line with the adjacent building (Downview Manor) which is not ideal and will encroach on the streetscape given the substantial bulk of the apartment. This however, will be mitigated by the mature vegetation fronting this section of the Antrim Road.</p> <p>It is accepted that the overall design of the apartments will be at odds with the surrounding character. However, the principle of development has already been established under Z/2008/1469/F and in terms of detailed development of the most part it replicates the current application.</p> <p>Apartment Block A comprises a basement level car park with 4 floors above. Apartment Block B comprises a basement level car park with 4 floors above. The plans submitted indicate that the proposed apartments will not be significantly higher than the neighbouring apartment block, although they are to be one storey higher. Separation distances between the proposed apartments and existing neighbours is, on balance, considered to be acceptable. Apartment block A will be 14m from gable wall of 737b Antrim Rd. and apartment block B will be 23m from Downview Manor.</p>
10.2	<p><i>Impact of increase traffic on child safety (two nearby schools); Impact on traffic flow on Antrim Road;</i></p> <p>Transport NI raised no objection to the proposal subject to conditions and informatives.</p>
10.3	<p><i>Water drainage issues;</i></p> <p>A Drainage Assessment was submitted in support of the application. Rivers Agency and NI Water offered no objection to the proposal.</p>
10.4	<p><i>Impact of proposal on trees on neighbouring site;</i></p> <p>If committee are minded to approve planning conditions will be necessary to ensure the protection of exiting trees and other vegetation and implementation and management of the new planting on the site especially north, south and west boundaries.</p>



<b>11.0</b>	<b>Summary of Recommendation: Approval subject to conditions</b>
11.1	The planning history is one of a number of material considerations to which determining weight is given, subsequently the proposal should be approved subject to conditions detailed below.
<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. Prior to the occupation of each dwelling hereby approved, boundary walls and fencing in association with each dwelling shall be erected in accordance with the approved plans and shall be permanently retained.</p> <p>Reason: In the interest of privacy and amenity</p> <p>3. Notwithstanding the provisions of Article 3 and Parts 1, 2 and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place within the curtilage of the dwellings hereby approved, including the formation of vehicular / pedestrian accesses, without the written permission of the Council.</p> <p>Reason: To preserve the integrity of the design and layout of the development, protection of TPO trees, and in the interests of residential amenity.</p> <p>4. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).</p> <p>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.</p> <p>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.</p> <p>5. The developer shall inform Belfast City Council Planning Authority on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.</p> <p>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.</p> <p>6. No development shall take place until details of earth works, building foundations and layout, including the positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees on or adjoining the site, have been submitted to and approved in writing by Belfast City Council Local Planning Authority. All construction shall adhere to BS 5837 'Trees in relation to design, demolition and construction' 2012 section 7 (parts 7.1 - 7.7 inclusive): 'Demolition and Construction in proximity relation to existing trees' (or</p>	

equivalent British Standard current at time of works) and the agreed details.

Reason: To ensure the protection of trees to be retained.

7. All hard and soft landscape works shall be completed in accordance with the approved drawing no14 date stamped received 20 May 2016 the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

8. Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To respect the topography of the site and to ensure the protection of existing landscape features.

9. Trees and vegetation to be retained within the site and proposed planting as indicated on drawing number 14 date stamped received 20 May 2016, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboriculture work or tree surgery take place on any retained tree, without the prior written approval of the Belfast City Council Planning Authority. All arboriculture work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).

Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.

10. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any changes shall not be implemented without the consent of Belfast City Council Planning Authority.

Reason: To ensure the sustainability of the tree cover on the site through the successful long term proactive maintenance.

11. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Planning Authority seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

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

12. The vehicular access, including visibility splays and any forward sight distance, shall be

provided in accordance with Drawing No 06:25:RL&S(H) bearing the Council date stamp 214/4/17, prior to the commencement of any other works or other development hereby permitted.

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

13. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

14. The area within 2m X 33m visibility splays from driveways shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

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

15. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

16. Notwithstanding the provisions of Article 3 and Parts 1, and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions), no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

17. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:06:25:RL&S(H) bearing the Transport NI determination date stamp.

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

18. The development hereby approved shall not be occupied until tactile paving has been provided across the site entrance from Circular Road and all redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Transport NI.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

<b>ANNEX</b>	
<b>Date Valid</b>	15th August 2014
<b>Date First Advertised</b>	29th August 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
<p>1 Downview Park Low-Wood Belfast</p> <p>11 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, T J Quinn 34 Merville Garden Village, Newtownabbey, BT37 9TF</p> <p>4 Downview Avenue Low-Wood Belfast Anthony and Margaret Keane 4, Downview Avenue, Belfast, Antrim, Northern Ireland, BT15 4EZ</p> <p>6 Downview Avenue Low-Wood Belfast 618 - 632 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GP, 731 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EL, 733 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EL, 733B Antrim Road,Green Castle,Belfast,Antrim,BT15 4EL, 735 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EL, P Searle 737 Antrim Road Green Castle Belfast 737A Antrim Road Green Castle Belfast S Granet 737B Antrim Road Green Castle Belfast 737CA Antrim Road,Green Castle,Belfast,Antrim,BT15 4EL, 8A Downview Avenue,Green Castle,Belfast,Antrim,BT15 4EZ, Apartment 1 The Manor House 10 Downview Manor Apartment 1,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 10 – 19 The Manor House 10 Downview Manor Apartment 2 The Manor House 10 Downview Manor Apartment 2,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 20 Cavehill House 3 Downview Manor Apartment 21 - 25,Donegall House,5 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, Apartment 22 - 25,Donegall House,4 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, Apartment 23 - 25,Donegall House,6 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, Apartment 26 – 29 Fortwilliam House,8 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, Apartment 3 The Manor House 10 Downview Manor Apartment 3,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 30,Fortwilliam House,9 Downview Manor,Low-Wood,Belfast,Antrim,BT15 4JL, Apartment 4 The Manor House 10 Downview Manor Apartment 4,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 5 The Manor House 10 Downview Manor Apartment 5,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 6 The Manor House 10 Downview Manor Apartment 6,699 Antrim Road,Green Castle,Belfast,Antrim,BT15 4EH, Apartment 7 - 9 The Manor House 10 Downview Manor Flat 1 – 6 Ardriugh Court 737C Antrim Road Fortwilliam Golf Club, Downview Avenue, Belfast</p>	

<b>Date of Last Neighbour Notification</b>	26th May 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	NO
<b>Drawing Numbers:</b> 01A, 02B, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: N/A Response of Department: N/A	