

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 15 August 2017	
Application ID: LA04/2015/1465/F	
Proposal Proposed demolition of rear Hall and provision of Annexe at Bloomfield Presbyterian Church.	Location Bloomfield Presbyterian Church 447 Beersbridge Road Belfast BT5 5DW
Referral Route: The proposal is for a community-related scheme greater than 500 square metres gross floor space.	
Recommendation:	Approval
Applicant Name and Address: The Session and Committee Bloomfield Presbyterian Church 447 Beersbridge Road Belfast BT5 5DW	Agent Name and Address: Architects Knox and Markwell 14 Donaghadee Road Bangor BT20 5RU
Executive Summary: The application seeks the demolition of the rear Hall and provision of an Annexe (new two storey hall) at Bloomfield Presbyterian Church The main issues to be considered in this case are: <ul style="list-style-type: none"> • Demolition in the Conservation Area • New Development in the Conservation Area • Development affecting the setting of a Listed Building • Loss of light/overshadowing • Overlooking • Loss of views • Inconvenience caused during construction • Contamination • Drainage • Traffic and Parking • Natural Heritage – Bats and Trees • Noise The application site is located within the curtilage of a Grade B1 Listed Building – Bloomfield Presbyterian Church, and the Cyprus Conservation Area. The proposal has been assessed against the SPPS, Planning Policy Statement 2, 3, 6, 15, and supplementary planning guidance –Parking Standards, DCAN 11 and 15.	

A pre-application enquiry (Z/2014/1312/PREAPP) for a proposed replacement hall at the rear of Bloomfield Presbyterian Church and the provision of an entrance porch facing Cyprus Avenue advised that the Department had no objections in principle subject to the clarification of the materials and finishes to be utilised. This advice was without prejudice to any other matters which could arise from the application procedure and any requests for further information which may be necessary to assist in the decision making process.

The planning application was neighbour notified and advertised in the local press. There were sixteen letters of representation raising the following issues:

- Scale and Mass of the building – overdevelopment of the site and out of character with Cyprus Avenue Conservation Area
- Contrary to Policy BH 12 and BH 13 of PPS 6
- Intensification of traffic
- Road safety issues
- Traffic Impact Assessment required
- Contrary to Policy AMP 2 of PPS 3
- Inconvenience caused during construction
- Loss of light to neighbouring properties/overshadowing
- Loss of privacy - overlooking
- Noise pollution
- Inappropriate design
- Loss of views from neighbouring properties
- Detrimental to biodiversity of the area – loss of light for flora and fauna
- Detrimental to the existing church building
- Contrary to PPS 15
- Bat Survey required

One letter of support was received stressing the community benefit that would be derived from planning approval being given for the proposed development.

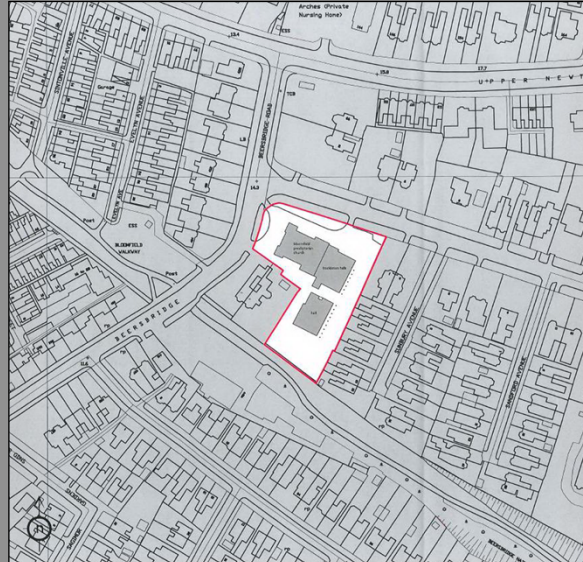
Having regard to the policy context, previous planning history, representations and other material considerations above, the proposal is deemed to be acceptable and planning permission is recommended for approval, subject to conditions.

It is recommended that the delegated authority is given to the Director of Planning & Place to approve the application with conditions with the final framing and wording of conditions to be delegated.

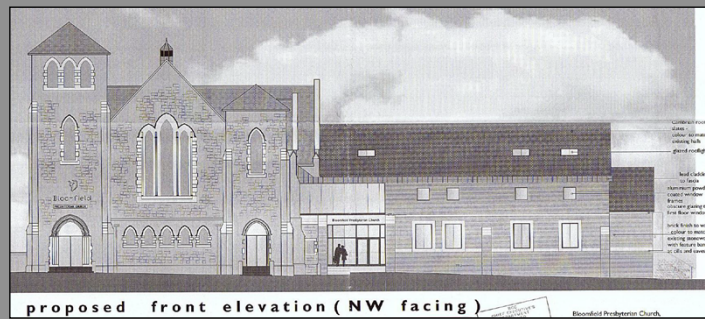
Case Officer Report

Plans

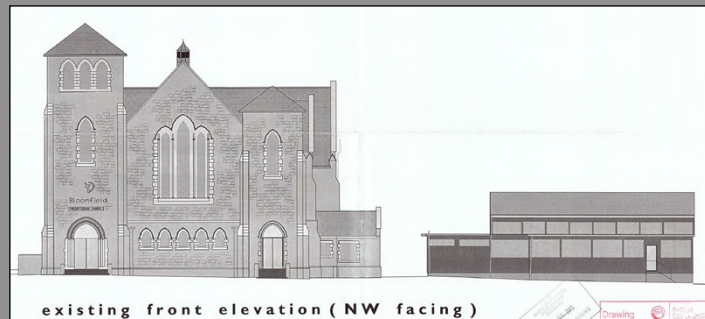
Existing Site Location Plan



Proposed Elevation



Existing Elevation



Consultations:

Consultation Type	Consultee	Response
Statutory	Rivers Agency	No objection
Statutory	NI Water	No objection
Non Statutory	Belfast City Council Environmental Health	No objection
Statutory	Transport NI	No objection
Statutory	Water Management Unit	No objection
Statutory	Natural Environment Division	No objection
Statutory	Waste Management Unit	No objection
Statutory	Historic Environment Division – Historic Buildings	No objection
Non Statutory	Belfast City Council Tree Officer	No objection
Non Statutory	Belfast City Council Conservation Officer	No objection
Representations:		
Letters of Support		1
Letters of Objection		16
Number of Petitions of Objection and signatures		No Petitions Received
Representations from Elected representatives		None Received
Characteristics of the Site and Area		
1.0	Description of Proposed Development	
1.1	Proposed demolition of the rear hall and provision of Annexe at Bloomfield Presbyterian Church. As such a replacement two storey hall is proposed.	
1.2	Dictionary definition of Annexe: a building joined to or associated with a main building, providing additional space or accommodation.	
2.0	Description of Site and Area	
2.1	Bloomfield Presbyterian Church is located within the Cyprus Avenue Conservation Area. The Cyprus Avenue area exhibits a very high standard of townscape character with many period Victorian and Edwardian properties contributing to the special quality of this suburban setting. The existing church hall is single storey, faced in timber sheet on a brick plinth, with horizontal clerestorey. The church building is an example of a Gothic-Revival style church whose current form is the result of a number of phases of building work. The gabled two-storey sandstone church dates from 1897-98 whilst the gabled Hall to the rear dates from 1925-26. The external envelope is well-proportioned and detailed and the building has a fine interior with original timberwork to the main body of the church and an impressive open-timber roof. The church is prominently situated on a substantial corner site and has its setting enhanced by the 4 no. Houses on Cyprus Avenue opposite, also built in sandstone. Adjacent to the church site is the Connswater Greenway and residential properties on Cyprus Avenue, Sunbury Avenue and Beersbridge Road.	

Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	In 2003 (Z/2013/1163/F) a ramp for disable access to the side of the existing church was granted planning approval. A pre-application enquiry (Z/2014/1312/PREAPP) was submitted to DOE Planning for a proposed replacement hall at the rear of Bloomfield Presbyterian Church and the provision of an entrance porch facing Cyprus Avenue. The Department advised that it had no objections in principle subject to the clarification of the materials and finishes to be utilised. This advice was without prejudice to any other matters which could arise from the application procedure and any requests for further information which may be necessary to assist in the decision making process.
4.0	Policy Framework
	<ul style="list-style-type: none"> • Belfast Urban Area Plan 2001 (BUAP) • Draft Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits • Confines of a listed building – HB26/14/019, Grade B1 (Bloomfield Presbyterian Church) • Cyprus Avenue Conservation Area • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 2 – Natural Heritage • Planning Policy Statement 3 – Access, Movement and Parking • Planning Policy Statement 6 – Planning, Archaeology and The Built Heritage • Planning Policy Statement 15 (Revised) – Planning and Flood Risk • Supplementary Planning Guidance – Parking Standards • Development Control Advice Note 11 – Access for People with Disabilities • Development Control Advice Note 15 – Vehicular Access Standards
5.0	Statutory Consultee Responses
	<ul style="list-style-type: none"> • NI Water (Strategic) – No objection subject to informatives • Rivers Agency – No objection subject to informatives • Historic Environment Division (Historic Buildings) – No objection subject to conditions • Waste Management – No objection subject to informatives • Water Management - No objection subject to informatives • Transport NI – No objection subject to conditions and informatives • Natural Environment Division – No objection subject to conditions and informatives
6.0	Non Statutory Consultee Responses
	<ul style="list-style-type: none"> • Belfast City Council Environmental Health – No objection subject to informatives • Belfast City Council Tree Officer – No objection subject to conditions

	<ul style="list-style-type: none"> • Belfast City Council Conservation Officer – No objection
7.0	Representations
	<p>The planning application was neighbour notified and advertised in the local press. There were sixteen letters of representation raising the following issues:</p> <ul style="list-style-type: none"> • Scale and Mass of the building – overdevelopment of the site and out of character with Cyprus Avenue Conservation Area • Contrary to Policy BH 12 and BH 13 of PPS 6 • Intensification of traffic • Road safety issues • Traffic Impact Assessment required • Contrary to Policy AMP 2 of PPS 3 • Inconvenience caused during construction • Loss of light to neighbouring properties/overshadowing • Loss of privacy - overlooking • Noise pollution • Inappropriate design • Loss of views from neighbouring properties • Detrimental to biodiversity of the area – loss of light for flora and fauna • Detrimental to the existing church building • Contrary to PPS 15 • Bat Survey required <p>One letter of support was received stressing the community benefit that would be derived from planning approval being given for the proposed development.</p>
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	Status of BMAP
9.1.1	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.1.2	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.1.3	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was

9.1.4	<p>purported to be adopted remains a material consideration.</p> <p>The site is not subject to any designations in the BUAP 2001, or Draft BMAP. The Listed Building and Conservation Area designations are outside the development plan process.</p>
9.2	<p>Key Issues</p> <ul style="list-style-type: none"> • Demolition in the Conservation Area • New Development in the Conservation Area • Development affecting the setting of a Listed Building • Loss of light/overshadowing • Overlooking • Loss of views • Inconvenience caused during construction • Contamination • Drainage • Traffic and Parking • Natural Heritage – Bats and Trees • Noise
9.3	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The general presumption against conservation area consent for demolition of unlisted buildings should only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest.</p>
9.4	<p>Demolition in the Conservation Area</p> <p>Policy BH 14 of PPS 6 states that the Planning Authority will operate a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a Conservation Area. In assessing proposals the Planning Authority will have regard to the same broad criteria outlined for the demolition of listed buildings (para 6.5 and policy BH 10). The proposed replacement hall is to provide a modern and upgraded facility for the life of Bloomfield Presbyterian Church. The Belfast City Council Conservation Officer states that the existing building is of limited heritage significance in terms of architectural or historic merit. It does not make a significant contribution to the character and appearance of the Conservation Area, or the contextual setting of the historic church building. As such this is an occasion where demolition is deemed to be appropriate subject to a suitable replacement scheme. There is an associated application for Conservation Area Consent (LA04/2015/0735/DCA).</p>

9.5	New Development in the Conservation Area
9.5.1	There is no objection to the principle of a new hall development at this location. PPS 6 Policy BH 12 is applicable to the assessment of the proposed hall in the Cyprus Avenue Conservation Area. Objections were received stating that the proposed development fails to comply with Policy BH 12.
9.5.2	<p><i>Policy BH 12 (b and c)</i> - The proposed hall increases the maximum ridge height (due to topography) by five metres (7m existing to 12m proposed). An assessment of the potential for loss of light and overshadowing of neighbouring residential properties will be addressed in paragraph 9.7. The proposed height of the hall still retains its subservient appearance to the main church building. The Conservation Officer states that the proposed hall is of a reasonably acceptable/contextual form for such structures in church grounds – gabled buttresses, materials, verticality to openings etc. It would have been preferable had the proposed hall been aligned behind the building line of the existing Frackleton Hall, allowing a clear view, without obscured backdrop of the existing side elevation (Church) with its rhythm of buttresses etc. The proposed hall lobby is now glazed and does touch the historic fabric in a lightweight manner. An element of the rear single storey offshoot to the rear of the Church transept is retained. The Belfast City Council Conservation Officer states that it is unfortunate that the full eastern elevation of the hall lobby could not have been glazed, however it is appreciated that there are amenity considerations. The materials proposed include Cambrian roof slates, cast aluminium powder coated rain water goods and window frames, render band to the windows and brick finish to the walls with the colour to match the existing stonework, and new hardwood doors (north-east elevation) with glazed panels to replace the existing non-original hardwood doors (existing fanlight above to be retained). The proposed glazed lobby to the church elevation addressing Cyprus Avenue has been omitted in favour of a glass door with timber framing. This is deemed to be acceptable by the Belfast City Council Conservation Officer.</p>
9.5.3	<p><i>Noise (d)</i> – Belfast City Council Environmental Health Service note the letters of objections and would have concerns that the amenity of nearby residents is not adversely affected by noise. The agent has confirmed that they do not expect an increase in users and that the annex would provide improved accommodation for the existing users. Belfast City Council Environmental Health Service has not requested any further information to be submitted or noise related conditions to be attached to any planning permission. It has no objections subject to informatives.</p>
9.5.4	<p><i>Views (e)</i> – There will be limited views of the proposed hall from Beersbridge Road and Cyprus Avenue as it will be screened by the existing Presbyterian Church and Frackleton Halls, by mature trees within the church grounds and by two existing properties at 443 and 445 Beersbridge Road. There are also limited views from the Comber Greenway given the mature vegetation present along the boundary of the Comber Greenway. The hall is also screened by residential properties at Sunbury Avenue, restricting views into the site.</p>

<p>9.5.5</p> <p>9.5.6</p> <p>9.5.7</p>	<p><i>Trees (f)</i> – A material consideration is the potential impact of the proposal on three trees in the adjacent garden (443 Beersbridge Road). The Belfast City Council Tree Officer visited the site and assessed the submitted Arboricultural Impact Assessment. He states that there is an existing access road running alongside the existing hall and this is likely to have restricted any major root growth in this direction and, considering the proposed hall is approximately 1m closer to the tree, the proposed development is unlikely to have a detrimental impact of the future health and condition of the trees.</p> <p><i>Guidance in Conservation Area documents (g)</i> – There is no dedicated conservation area guide for Cyprus Avenue.</p> <p><i>Policy BH 12 (a)</i> – In assessing the merits of the existing hall and the proposed replacement scheme it is considered that the proposed development will preserve and enhance the character and appearance of the Conservation Area.</p>
<p>9.6</p>	<p>Development affecting the Setting of a Listed Building – Bloomfield Presbyterian Church</p> <p>The proposed hall is within the curtilage of Bloomfield Presbyterian Church which is a listed building of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011. Historic Environment Division, Historic Buildings are content with the proposed extension to replace the demolished rear hall under Policy BH 11 of PPS 6. It is welcomed that the proposed glazed porch to the Cyprus Park elevation is to be omitted. It is considered that the hall extension complies with Policy BH 8 (Extension or Alteration of a Listed Building) of PPS 6. Historic Buildings subject to conditions.</p>
<p>9.7</p>	<p>Loss of Light and Overshadowing, due to Scale and Mass of the Proposed Development</p> <p>The SPPS states that development should be permitted unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Objections have raised concerns regarding the potential for loss of light and overshadowing of adjacent properties. The proposed hall (rear elevation) is to be located between 10.5m and 12m from properties on Sunbury Avenue. There is a significant increase in the size of the proposed hall to that which exists on site. The existing hall is divorced from the Church building and has an eaves height ranging from 4.8m to 5.3m. The proposed hall which is to be connected to the Church building will have an eaves height ranging from 6.4m to 7.4m. A sun path analysis was submitted that suggests that the shadow caused by the new hall would not cause a significant detrimental impact on the rear of Sunbury Avenue. Indeed the worst impact on the rear amenity space of these properties will be caused by the morning sun when these properties cast their own shadow. It is accepted that some overshadowing and loss of light will be encountered late in the summer evening, however not a significant amount. The separation distance from the two properties at 443 and 445 Beersbridge Road exceeds twenty metres from the side elevation of 443, therefore it is not considered that there will be a detrimental impact on this</p>

	property. Any overshadowing is likely to occur in the morning time.
9.8	<p>Overlooking</p> <p>The SPPS states that development should be permitted unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Objections have raised concerns regarding the potential for overlooking into the rear amenity space of properties abounding the site at Sunbury Avenue. All first floor windows are to be constructed with obscure glazing to mitigate these concerns.</p>
9.9	<p>Loss of Views</p> <p>The SPPS states that development should be permitted unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Objections have raised concerns regarding the potential for loss of views from residential properties on Sunbury Avenue. The loss of view is not considered as a material planning consideration. However, the potential for the scale and mass of the proposed development to cause issues of dominance or loss of light is assessed in paragraph 9.7.</p>
9.10	<p>Inconvenience caused during Construction</p> <p>Objections raised concerns regarding the potential for inconvenience to be caused to nearby resident during construction of the proposed hall. This is not considered as a material consideration.</p>
9.11	<p>Contamination</p> <p>Belfast City Council Environmental Health Service has reviewed the submitted Pentland MacDonald report titled Preliminary Risk Assessment Bloomfield Presbyterian Church Hall, dated February 2016, and have noted the letters of objection to this proposal. They note the Pentland MacDonald report concludes that “on the basis of the available information, the site itself does not pose any contaminated land risks and no third party land uses are likely to pose a risk to the site”. As such there is no further objection from Belfast City Council Environmental Health.</p>
9.12	<p>Drainage</p> <p>Objections raised concerns that the proposed development is contrary to PPS 15 Revised – Planning and Flood Risk. Rivers Agency state that there are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. In accordance with Policy FLD 3, part of the site is shown to be within a predicted flooded area as indicated on the Surface Water</p>

	<p>Flood Map. Although a Drainage Assessment is not required by the policy the developer should still be advised to appoint a competent professional to carry out their own assessment of flood risk and to construct in a manner that minimises flood risk to the proposed development and elsewhere.</p> <p>Taking into account the above information, Rivers Agency would have no specific reason to object to the proposed development from a drainage or flood risk perspective.</p>
9.13	<p>Traffic and Parking</p> <p>Having reviewed the information contained within the submitted Form P1 and Design & Access Statement, together with the Transport Report dated May 2016, Transport NI states that the information contained within the aforementioned documents indicates that the proposed development will not result in an increase in the number of attendees to the site. As such Transport NI would consider the development to be an enhancement of the existing facilities at the site and accordingly now offers no objections to this proposal. In assessing the development application Transport NI has considered the road related issues detailed within the various letters of representation. The proposed development is considered to be in compliance with PPS 3, Parking Standards, and DCAN 15.</p>
9.14	<p>Natural Heritage – Bats and Trees</p> <p>9.14.1 The proposed development has been assessed in accordance with PPS 2 – Natural Heritage, Policies NH 2 and NH 5.</p> <p>9.14.2 <i>Bats</i> - Natural Environment Division (NED) has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to a recommended condition. NED has assessed the Bat Roost Potential Survey, and are content that the development is unlikely to significantly impact roosting bats. NED has taken into consideration the recorded roost 50m West of the site and are content with the application going ahead subject to the recommended condition: No development activity shall commence until a Lighting Plan has been submitted to and approved in writing by Belfast City Council.</p> <p>9.14.3 <i>Trees</i> – Previously considered in paragraph 9.5</p> <p>9.14.4 <i>Loss of light for flora and fauna</i> – NED offered no objection.</p>
9.15	<p>Noise</p> <p>This has been assessed in paragraph 9.5</p>
9.16	<p>PPS 6 – Policy BH 13</p>

	An objection raised concerns that the proposed development was contrary to Policy BH 13 (The Control of Advertisements in a Conservation Area) of PPS 6. This policy is not applicable to this proposed development as there is no advertising involved.
10.0	<p>Conclusion</p> <p>The existing hall is of limited heritage significance in terms of architectural or historic merit. It does not make a significant contribution to the character and appearance of the Conservation Area, or the contextual setting of the historic church building. Historic Environment Division, Historic Buildings are content with the proposed extension to replace the demolished rear hall under Policy BH 11 of PPS 6. It is welcomed that the proposed glazed porch to the Cyprus Park elevation is to be omitted. The submission of the sun path analysis would suggest that there will be no detrimental harm caused to neighbouring properties by way of loss of light. All windows on the first floor are to be frosted glass to alleviate any concerns regarding overlooking. Consideration has been given to natural heritage concerns relating to trees and bats. As such, having regard to the policy context, planning history, and other material considerations above, the proposal is deemed to be acceptable and recommended for approval.</p>
11.0	<p>Summary of Recommendation</p> <p>Approval</p>
12.0	<p>Conditions</p> <ol style="list-style-type: none"> 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>Reason: Time Limit</p> 2. No development activity shall commence until the following details has been submitted to, and approved in writing by Belfast City Council. <ul style="list-style-type: none"> • Details of new hall junctions with historic fabric for agreement, including around gable windows to the South-West elevation of Frackleton Halls (<i>including lead roof/aluminium glazing screen at 1st floor/new roof to gable to Listed Building</i>) <p>Reason: to ensure appropriate detailing to the listed building and minimum intervention to existing fabric and detailing.</p> <ul style="list-style-type: none"> • Roof shall be natural slate to match existing church • Rainwater goods shall be cast aluminium • Windows shall be hardwood painted or aluminium <p>Reason: to ensure use of materials sympathetic to the listed building.</p> 3. The development hereby permitted shall not become operational until hard

	<p>surfaced areas have been constructed and permanently marked in accordance with approved drawing 10C, date stamped 24 July 2017, to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <p>4. No development activity shall commence until a Lighting Plan has been submitted to and approved in writing by Belfast City Council. The approved Lighting Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by Belfast City Council. The Lighting Plan shall include the following:</p> <ul style="list-style-type: none"> • Specification and location of external lighting to be used across the site; • Measures to mitigate for the impacts of artificial lighting on bats, including the use of bat friendly lighting and no lighting of mature boundary vegetation on the site. <p>Reason: To protect bats</p> <p>5. No development activity shall commence until all works proposed to the three trees within the confines of 443 Beersbridge Road have been submitted to and approved in writing by Belfast City Council.</p> <p>Reason: To protect the amenity provided by trees.</p> <p>6. Prior to occupation of the Annexe at Bloomfield Presbyterian Church, hereby approved, all windows on the first floor shall be constructed with obscure glazing, and permanently retained thereafter.</p> <p>Reason: To protect the residential amenity of adjacent residential properties.</p> <p>7. The materials to be used in the construction of the external surfaces of the Annexe at Bloomfield Presbyterian Church, hereby permitted, shall be as detailed on approved drawings 14C and 15B, date stamped 03 August 2017.</p> <p>Reason: To safeguard the Cyprus Avenue Conservation Area.</p> <p>8. Prior to occupation of the Annexe at Bloomfield Presbyterian Church, hereby approved, the waste storage area shall be constructed in accordance with approved drawings 10C and 12B, date stamped 24 July 2017, and permanently retained thereafter.</p> <p>Reason: To ensure an acceptable waste storage provision.</p>
<p>13.0</p>	<p>Notification to Department (if relevant)</p> <p>N/A</p>

14.0	<p>Representation from elected member:</p> <p>Alderman Rodgers and Councillors Copeland and Newton attended a meeting on behalf of objectors. Alderman Rodgers facilitated a meeting on behalf of the applicants.</p>
-------------	--

ANNEX	
Date Valid	16 February 2016
Date First Advertised	04 December 2015
Date Last Advertised	03 March 2017
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Cyprus Avenue, Ballyhackamore, Belfast, Down, BT5 5NT, The Owner/Occupier, 1 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU, Lesley McFarlane 1, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT H G Cree 1, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU The Owner/Occupier, 1,441A Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5DU, The Owner/Occupier, 11 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU, Natalie Watt 11, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU Julie Logan 12, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT Stephen Royle 12, Sandford Avenue, Belfast, Down, Northern Ireland, BT5 5NW The Owner/Occupier, 13 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU, The Owner/Occupier, 15 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU, Michaela Partington 17, Sandford Avenue, Belfast, Down, Northern Ireland, BT5 5NW The Owner/Occupier, 2 Cyprus Avenue, Ballyhackamore, Belfast, Down, BT5 5NT, Valerie Vint 2, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT</p>	

John Lunn
2, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
The Owner/Occupier,
3 Cyprus Avenue, Ballyhackamore, Belfast, Down, BT5 5NT,
The Owner/Occupier,
3 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU,
Linda Graham
3, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT
Linda Graham
3, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT
Linda Graham
3, Cyprus Avenue, Belfast, Down, Northern Ireland, BT5 5NT
Muriel Jowett
3, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
Muriel Jowett
3, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
Muriel Jowett
3, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
The Owner/Occupier,
4 Cyprus Avenue, Ballyhackamore, Belfast, Down, BT5 5NT,
The Owner/Occupier,
404A Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5EB,
The Owner/Occupier,
404B Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5EB,
The Owner/Occupier,
406 Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5EB,
The Owner/Occupier,
408 Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5EB,
The Owner/Occupier,
410 Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5EB,
The Owner/Occupier,
443 Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5DW,
The Owner/Occupier,
445 Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5DW,
The Owner/Occupier,
5 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU,
Richard Graham
5, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
The Owner/Occupier,
6 Cyprus Avenue, Ballyhackamore, Belfast, Down, BT5 5NT,
The Owner/Occupier,
7 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU,
Marjorie Bloch
7, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
Peter Colwell
8, Sunbury Avenue, Belfast, Down, Northern Ireland, BT5 5NU
The Owner/Occupier,
9 Sunbury Avenue, Ballyhackamore, Belfast, Down, BT5 5NU,
The Owner/Occupier,
Bloomfield Presbyterian Church, Beersbridge Road, Ballyhackamore, Belfast, Down, BT5 5DW,

Nicola Elwood	
Date of Last Neighbour Notification	24 February 2017
Date of EIA Determination	N/A
Notification to Department (if relevant)	N/A