

## Deferred Consideration Addendum Report

<b>Summary</b>	
<b>Case Officer:</b> Richard Taylor	
<b>Application ID:</b> LA04/2015/0670/F	
<b>Proposal:</b> Residential development of 53No. units comprising 33 No. detached, 4 No. semi detached, and 16 No. apartments with associated car parking and landscaping (revised description and proposal)	<b>Location:</b> Lands at Castlehill Manor Castlehill Road Belfast
<b>Applicant Name and Address:</b> Kilmona Holdings Ltd Adelaide House Falcon Road Belfast BT12 6SJ	<b>Agent name and Address:</b> Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<b>Recommendation:</b>	<b>APPROVAL (no change of opinion)</b>
<p><b>Deferred Consideration:</b></p> <p>This application was originally presented to Belfast City Council Planning Committee on 15th August 2017 with a recommendation to approve and was deferred for a site visit. The Committee agreed to undertake a site visit to allow Members to acquaint themselves with the locality and the proposal. The site visit took place on Thursday 31<sup>st</sup> August.</p> <p>The planning report detailing the assessment of the application was published for the Committee meeting 15<sup>th</sup> August remains applicable, and should be read in conjunction with this addendum report.</p> <p>Since publication of the original planning report, an additional 11 letters of objection have been received. The majority of issues have been raised previously and considered in the Development Management Report. Additional issues raised include the following:</p> <ul style="list-style-type: none"> <li>a) Environmental Impact Assessment should be carried out;</li> <li>b) Location of external bin storage area for apartments – potential disturbance and loss of property value;</li> </ul> <p>In response to each issue is as follows;</p> <ul style="list-style-type: none"> <li>a) The application was scoped for Environmental Impact Assessment in accordance with the Regulations following receipt of the application. It was considered that the scale and impacts of the application are not likely to be significant. Consultation has been undertaken with Environmental Health, TNI, Rivers Agency, and Natural Heritage, all of which have no objections to the proposal, or its impacts, in relation to noise, air, dust, light pollution, or contamination, and associated issues, traffic, flooding and drainage, and impacts on</li> </ul>	

protected species.

- b) The apartment bin store is located approximately 16m from the boundary of the nearest existing dwelling, and approximately 27m from the nearest elevation. The bin store comprises an enclosure, with screen planting around. Accordingly, there will be limited visual impact from public viewpoints, and there will be limited impact on amenity due to the separation distances available to existing properties. Environmental Health have no objections regarding noise or associated disturbance from the proposed bin store. Loss of property value is not a matter of public interest and accordingly is not a planning consideration, and no evidence has been presented to demonstrate any impact to property values.

Further Information/Consideration of Subsidence / Structural issues associated with access Road and traffic:

As indicated within the previous planning report, issues relating to subsidence of the Castlehill Manor road and any development on the site are geotechnical and structural matters controlled by legislation outside of the Planning Legislative framework. It will therefore be a matter for the developer and relevant regulatory authorities to design and install appropriate geotechnical and structural solutions for the site.

Further to the Planning Report assessment, TNI have advised that a refurbishment and repair scheme for the Castlehill Manor road has been approved. However, it was decided that any large scale remedial works would be put on hold until after the proposal was constructed, in order that such remedial works were not undermined by the increased use of the carriageway during the construction phase of the development. Notwithstanding the status of the application site, Castlehill Manor is inspected on a regular basis, in accordance with normal maintenance inspection programmes. TNI advise that remedial works will be undertaken when necessary following ongoing monitoring and subject to available funding.

It is concluded that the proposal complies with the development plan, regional planning policy and other material considerations, it is recommended that the proposal should be approval subject to conditions as set out in the original planning report.

It is therefore requested Committee delegate authority to the Director of Planning and Place to grant planning permission subject to the final wording of conditions to be agreed and to agree the terms of a legal agreement under Section 76.

**Signature(s):**

**Date**

## Development Management Report Committee Application

Summary	
<b>Committee Meeting Date: 15 August 2017</b>	
<b>Application ID:</b> LA04/2015/0670/F	
<b>Proposal:</b> Residential development of 53No. units comprising 33 No. detached, 4 No. semi-detached, and 16 No. apartments with associated car parking and landscaping	<b>Location:</b> Lands at Castlehill Manor Castlehill Road Belfast
<b>Referral Route:</b> Committee – major application exceeding 50 units	
<b>Recommendation:</b>	Approval inc Section 76 agreement
<b>Applicant Name and Address:</b> Kilmona Holdings Ltd Adelaide House Falcon Road Belfast BT12 6SJ	<b>Agent Name and Address:</b> Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p><b>Executive Summary:</b></p> <p>Permission is sought for 53 dwellings comprising 33 semi-detached dwellings, 3 detached, and 16 2-bed apartments, in addition to open space, landscaping, and associated access infrastructure. The proposal was reduced from 74 dwellings in the original submission.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location;</li> <li>• Impact on the Character of the Area;</li> <li>• Impact on amenity; and</li> <li>• Traffic Movement and Parking</li> </ul> <p>The site is located within the development limits of Belfast in the dBMAP 2015 and is identified as 'whitelands' and therefore not subject to any particular zonings.</p> <p>15 representations have been received.</p> <p>The site has been subject to previous approvals for housing development, the most recent of which related to 106 units in June 2009, expiring in June 2014. The principle of housing at this site has therefore been established and accordingly is acceptable subject to detailed considerations.</p> <p>The proposed layout has been largely informed by drainage constraints within the site. A culvert and river which traverses the site east to west, and NIW infrastructure which traverses the site north to south adjacent to the eastern site boundary. Residential amenity of existing and prospective residents will not be adversely affected due to sufficient separation distances – 17m</p>	

at closest point to dwellings to the north, 18m at closest to the west, and 28m at closest to dwellings to the south.

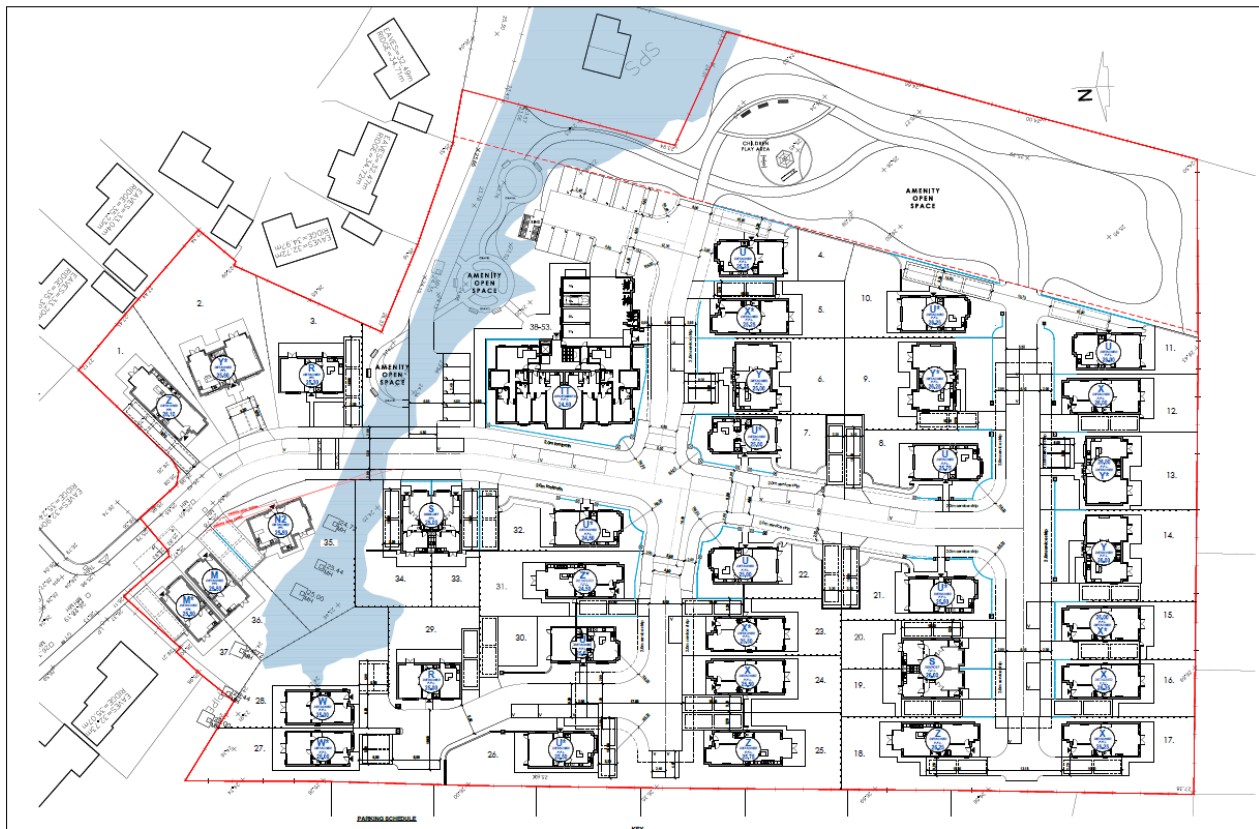
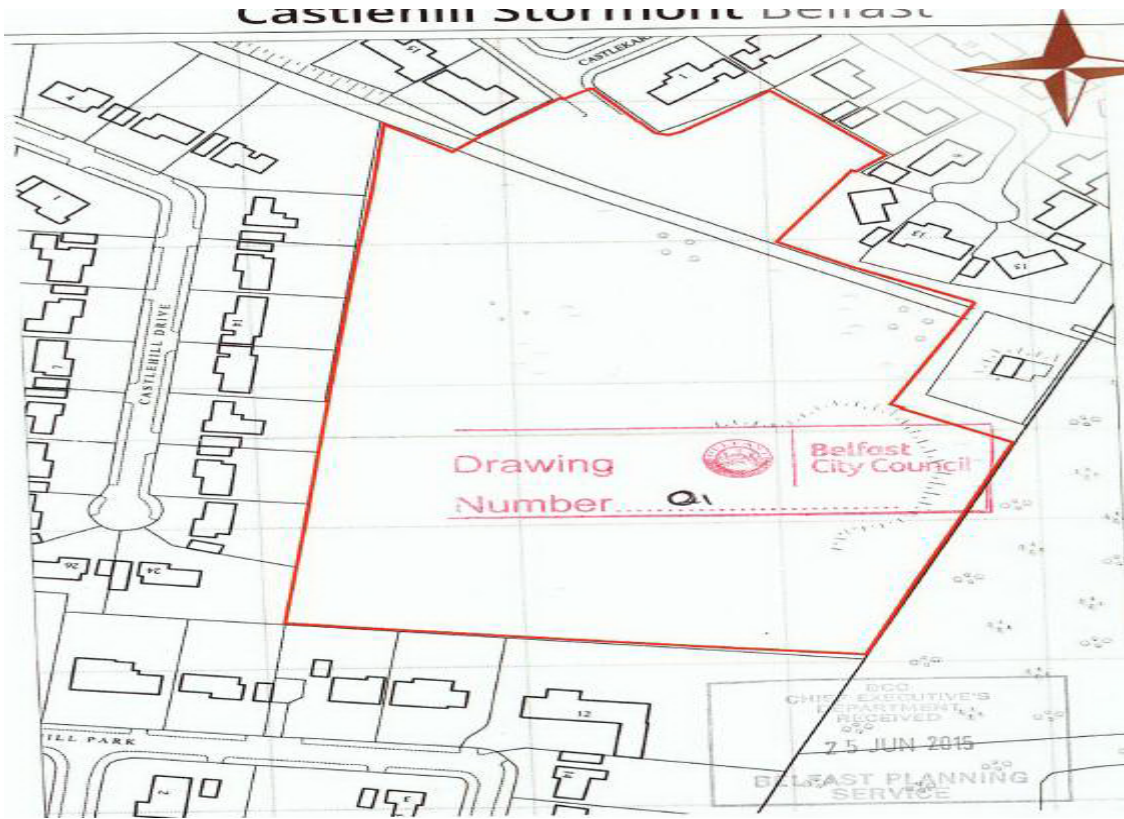
Consultees including Environmental Health, Transport NI, Rivers Agency, NIEA, NI Water, Natural Heritage, have no objection to the proposal subject to conditions.

Having had regard to the development plan, relevant planning policies and other material considerations it is concluded that the proposal complies with the development plan, regional planning policy and other material considerations, it is recommended that the proposal should be approval subject to conditions.

It is therefore requested Committee delegate authority to the Director of Planning and Place to grant planning permission subject to the final wording of conditions to be agreed and to agree the terms of a legal agreement under Section 76.

Case Officer Report

Site Location Plan



Representations:	
Letters of Support	None Received
Letters of Objection	15
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	None received
Neighbour Notification Checked	Yes

### 1.0 Characteristics of the Site and Area

The application site is located off the Castlehill road in East Belfast. It is approximately 2 hectares in size and comprises mostly overgrown scrubland. There is a partly open waterway that traverses the site from east to west. Boundary treatments largely comprise typical domestic timber fencing and/or trees and hedging, whilst there is metal fencing along the eastern boundary with Stormont estate. The topography of the site is relatively level, however there is some minor undulations/level changes within the site. However, the site sits at a lower level than adjacent dwellings to the north within Castlehill Manor.

There is a substation to the Northeast of the site, and an access laneway to this building. A NIW wayleave 30m wide is located adjacent to the eastern site boundary. There is low density housing to the south, west, and north of the site.

### 2.0 Proposal

Permission is sought for 53 dwellings comprising 33 semi-detached dwellings, 3 detached, and 16 2-bed apartments, in addition to open space, landscaping, and associated access infrastructure.

### Planning Assessment of Policy and Other Material Considerations

#### 3.0 Site History

Z/2006/0333/F

Residential development comprising of 1no. detached , 18 semi-detached, 52 duplex apartments and 4 apartments (total 75 units).

PERMISSION GRANTED 12.02.2008

Z/2008/0834/F

Erection of residential development comprising 106 residential units with associated landscaping and car parking

PERMISSION GRANTED 29.06.2009

#### 4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement 2 (PPS2) – Planning and Nature Conservation

4.3 Planning Policy Statement 3 (PPS3) - Access, Movement and Parking

4.4 Planning Policy Statement 13 (PPS13) - Transportation and Land Use

- 4.5 Planning Policy Statement 7 (PPS7) – Residential Development
- 4.6 Planning Policy Statement 12 (PPS12) – Housing in Settlements
- 4.7 Planning Policy Statement 15 (PPS15) - Planning and Flood Risk
  
- 4.9 Supplementary Planning Guidance including ‘Creating Places’, Development Control Advice Note 8 Housing in Existing Urban Areas, and Parking Standards.

**5.0 Statutory Consultee Responses**

- 5.1 NI Water - No objection
- 5.2 DARD - Rivers Agency - No objection
- 5.3 NIEA - Waste Management - No objection subject to conditions
- 5.4 DFI - Transport NI - No objection subject to conditions
- 5.5 DFC – Natural Heritage – no objections subject to conditions

**6.0 Non - Statutory Consultee Responses**

- 6.1 BCC Environmental Health - No objection subject to conditions

<b>7.0</b>	<p><b>Representations</b></p> <p>The application has been neighbour notified and advertised in the local press. 15 representations have been received. The following issues have been raised (summarised):</p> <ul style="list-style-type: none"> <li>- Additional traffic and associated impacts;</li> <li>- Flooding and drainage issues on the site and surrounding area;</li> <li>- Apartments not in keeping with local character;</li> <li>- Impact on wildlife;</li> <li>- Unstable land;</li> <li>- Capacity/structural stability of the access road;</li> <li>- Overdevelopment / excessive density;</li> <li>- Impact on services;</li> <li>- Impact on amenity – privacy, overshadowing, noise and light pollution – contrary to PPS7 QD1 and PPS7 addendum;</li> <li>- Potential impact on structural integrity of neighbouring buildings if piling used;</li> <li>- No pre-community consultation;</li> </ul> <p>No representations from any elected representatives have been received.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	None
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location;</li> <li>• Impact on the Character of the Area;</li> <li>• Impact on amenity; and</li> <li>• Traffic Movement and Parking</li> </ul>
9.2	<p>Due to the nature of the proposal, dBMAP and regional housing policies are significant policy considerations.</p>

9.3	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements' including PPS3 and PPS7.</p>
9.4	<p>Permission is sought for 53 dwellings comprising 34 semi-detached dwellings, 3 detached, and 16 2-bed apartments, in addition to open space, landscaping, and associated access infrastructure. The proposal was reduced from 74 dwellings in the original submission.</p> <p><b><u>Principle of proposed development Use</u></b></p>
9.5	<p>The site is located within the development limits of Belfast in the dBMAP 2015 and is identified as 'whiteland' and therefore not subject to any particular zonings.</p> <p>However, in the successfully challenged adopted BMAP the site is identified as a 'site of local nature conservation importance' (SLNCI). Whilst the site zoning reverts to the draft 'whiteland' status, weight can be afforded to this zoning as the purported to be adopted dBMAP was at an advanced stage. However, conversely at the time of the PAC consideration of the site and zoning, the site was subject to a planning approval for its redevelopment for 106 dwelling units.</p>
9.6	<p>As stated the site has been subject to previous approvals for housing development, the most recent of which related to 106 units in June 2009, expiring in June 2014. Housing policy considerations in terms of PPS7 remain application, however the addendum to PPS 7 and the principle of housing at this site has therefore been established and accordingly is acceptable subject to detailed considerations.</p> <p><b><u>PPS7 – Design, Character and Appearance of Area and and amenity</u></b></p>
9.7	<p>The proposal has been assessed against QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies LC1-3.</p> <p><b><u>Layout</u></b></p>
9.8	<p>The proposed layout has been largely informed by drainage constraints within the site. A culvert and river which traverses the site east to west, and NIW infrastructure which traverses the site north to south adjacent to the eastern site boundary.</p>
9.9	<p>The layout accords with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings – approximately 15m min</p>



	<p>between front elevations, with separation distances between rear elevations generally in excess of 20m. Amenity space provision for both dwellings and apartments are generally well in excess of minimum standards discussed in supplementary guidance, with lowest provision of private amenity space being approximately 75sqm in several dwelling units. Outdoor communal garden areas are proposed for the apartments, which includes seating and landscaped areas. Within this suburban context, the level of provision is considered acceptable taking account of the planning history of the site. In addition, adequate public open space and management arrangements is provided as part of the development and related requirements under PPS7 and PPS8 are therefore satisfied</p>
9.10	<p>The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios, and also having regard to the previous permissions on the site and in the locality. The proposed designs are therefore compliant with criteria [g] of PPS7. Accordingly, it is considered that the proposal would not adversely affect the character of the area, which is a wide mix of building designs and finishes.</p> <p>The layout includes a landscaping scheme for the areas of open space, within the curtilage of new buildings, and around the site boundaries and includes the planting of approximately 200 trees, in addition to hedge, shrub and screen planting. The planting scheme has been reviewed by the Tree Officer and is acceptable in terms of species proposed. Conditions are necessary to secure provision, maintenance and management of the landscaping proposed.</p> <p><b>Impact on Residential Amenity</b></p>
9.11	<p>In regard to impact on residential amenity, there are existing residential uses immediately adjacent to the north, west, and south of the application site. The layout/aspect of all buildings within the site is such that there will be not overlooking of neighbouring properties. In addition there is sufficient separation distances to existing neighbouring properties that dominance and overshadowing will not occur to an unacceptable degree – 17m at closest point to dwellings to the north, 18m at closest to the west, and 28m at closest to dwellings to the south. Accordingly, the proposal will not adversely impact on the amenity of existing residents. Taking account of the previous permission there will be no greater impact on the amenity of existing neighbouring properties.</p>
9.12	<p>In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas. The accommodation proposed is in accordance / generally exceeds standards set out in the addendum to PPS7.</p> <p><b>PPS15 – Flooding</b></p>
9.13	<p>Rivers Agency and NI Water have been consulted on the application, and assessed the submitted flood risk assessment. Neither consultee has any objections to the proposal and therefore it is considered that the proposal will not result in or be impacted unacceptably by flooding. Objections on these issues have been considered, however given the consultee responses it is considered that the proposal is compliant with PPS15 requirements.</p> <p><b>Traffic, Parking and associated Roads considerations</b></p>
9.14	<p>Transport NI were consulted and are satisfied that there is sufficient vehicle and bicycle parking provision proposed, the access arrangements are adequate, and that the</p>

	<p>proposal will not result in a significant impact on traffic or road safety. The proposal includes 130 parking spaces, the majority are in curtilage and dedicated internal cycle parking within the apartment block. This aspect is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1.</p> <p><b>Bin Storage</b></p>
9.15	<p>The applicant has shown bin storage areas for the apartments and therefore this aspect is acceptable.</p> <p><b>Consultee Responses</b></p>
9.16	<p>Environmental Health has no objections to the proposal in terms of public health matters including noise, disturbance and associated matters subject to conditions.</p> <p>NIEA Waste Management has no objections regarding land contamination issues. Natural Heritage are satisfied that the proposal will not adversely impact on flora and fauna. Archaeology and Built Heritage have no objections.</p> <p><b>Objections:</b></p>
9.17	<p>A number of the issues raised have been considered in the above assessment. Other issues raised will be considered below:</p>
9.18	<ul style="list-style-type: none"> <li>- Apartments not in keeping with local character</li> </ul> <p>Regional policies does not preclude the development of apartments in principle within existing residential areas, subject to acceptable scale, massing, design and no unacceptable adverse impacts on neighbouring properties. PPS7 &amp;12 encourage, amongst others, increased densities within urban area without town cramming and provision of a mix of house types. As indicated above, it is not considered that the proposal will adversely affect existing residents.</p>
9.19	<ul style="list-style-type: none"> <li>- Unstable land</li> <li>- Capacity/structural stability of the access road</li> <li>- Potential impact on structural integrity of neighbouring buildings if piling used;</li> </ul> <p>The above issues require an engineering solution to resolve by the developer. Any damage caused to 3<sup>rd</sup> party land or structure is a civil matter between the developer and relevant parties.</p>
9.20	<ul style="list-style-type: none"> <li>- No pre-community consultation</li> </ul> <p>Whilst the application is a major development, it was submitted on 25<sup>th</sup> June 2015 and prior to 1<sup>st</sup> July 2015, when the legislative requirement for pre-application consultation was introduced. Accordingly, the requirement for pre-submission consultation are not applicable in this case.</p>
9.21	<p><b>Developer Obligations</b></p> <p>In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement under Section 76 of the Planning Act with Belfast City Council in order to mitigate to some extent against the impact of the development. This will provide certainty around the management of the accommodation, quantity and quality of the open space, including childrens play</p>

	<p>equipment, and to provide contributions to mitigate against the impact anticipated from 53 new homes with a total of 177 no. bedrooms on local open space and recreation amenity provision.</p> <p>The works to be undertaken / and or sum of monies are to be agreed with the developer / landowner and the developer has expressed a willingness and commitment to meet these obligations and provide satisfactory contributions.</p>
10.0	<p><b>Summary of Recommendation</b></p> <p>The proposal has been assessed against Belfast Metropolitan Area Plan, Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 7: Residential Development, Planning Policy Statement 3: Access, Movement and Parking, Planning Policy Statement 12 Housing in Settlements, Planning Policy Statement 13 Transportation and Land Use, Policy Statement 15: Planning and Flood Risk and supplementary planning guidance.</p> <p>Having regard to the policy context and other material considerations above including the planning history, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
11.0	<p><b>Draft Conditions (delegation of final conditions to Director of Planning &amp; Place requested)</b></p>
11.1	<p>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>
11.2	<p>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>
11.3	<p>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, mitigate flood risk, and in the interests of residential amenity.</p>
11.4	<p>All hard and soft landscape works shall be completed in accordance with the approved drawing no date stamped received 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.</p>
11.5	<p>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</p>

	<p>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.</p>
11.6	<p>Trees and vegetation to be retained within the site and proposed planting as indicated on drawing number ? date stamped received ?, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Belfast City Council Planning Authority. All arboricultural 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.</p>
11.7	<p>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.</p>
11.8	<p>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.</p>
11.9	<p>Prior to the occupation of any apartment hereby permitted the bin store area and associated screen landscaping shall be constructed in accordance with the approved drawings, and permanently retained thereafter. Access to the bin storage area shall be available to residents of the apartments hereby permitted at all times.  Reason: In the interests of residential and visual amenity.</p>
11.10	<p>No dwelling or apartment hereby permitted shall be occupied until all drainage mitigation measures as set out in the submitted Flood Risk Assessment have been constructed and installed in accordance with these details. A report verifying these measure have been installed shall be submitted to the satisfaction of the Local Planning Authority. The mitigation measures shall be permanently retained thereafter and not removed without the prior consent of the Local Planning Authority.  Reason: to ensure adequate flood mitigation measures are provided for the site and to protect residential amenity.</p>
11.11	<p>The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with approved drawings, 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.</p>

<p>11.12</p>	<p>No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with the approved plan and shall be permanently retained thereafter.</p> <p>REASON: To ensure acceptable parking facilities on the site.</p>
<p>11.13</p>	<p>The areas allocated for vehicle parking, loading and unloading, circulation and manoeuvring on the approved plans shall only be used for the said purpose and not for any other purposes.</p> <p>Reason: To ensure the provision and availability of satisfactory off-street parking and servicing/loading/unloading facilities for the development.</p>
<p>11.14</p>	<p>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.</p> <p>REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
<p>11.15</p>	<p>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.</p> <p>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.</p>
<p>Signature(s)</p> <p>Date:</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	25th June 2015
<b>Date First Advertised</b>	31st July 2015
<b>Date Last Advertised</b>	3rd March 2017
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 1 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL, The Owner/Occupier, 1 Castlehill Manor Ballycloghan Belfast Shanti McAllister 1, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS The Owner/Occupier, 10 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 10 Castlehill Manor Ballycloghan Belfast The Owner/Occupier, 10 Castlehill Park Ballycloghan Belfast The Owner/Occupier, 11 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL, The Owner/Occupier, 11 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 11 Castlehill Manor Ballycloghan Belfast The Owner/Occupier, 11 Castlehill Park Ballycloghan Belfast Brian Nelson 11, Castlehill Manor, Belfast, Down, Northern Ireland, BT4 3QH The Owner/Occupier, 12 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 12 Castlehill Park Ballycloghan Belfast Genevieve Clarke 12, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS The Owner/Occupier, 13 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL, The Owner/Occupier, 13 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 13, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS The Owner/Occupier, 14 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 15 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL, The Owner/Occupier, 15 Castlehill Drive Ballycloghan Belfast The Owner/Occupier, 15 Castlehill Manor Ballycloghan Belfast D C S Harley 15, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS</p>	

The Owner/Occupier,  
16 Castlehill Drive Ballycloghan Belfast  
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17 Castlehill Manor Ballycloghan Belfast  
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18 Castlehill Drive Ballycloghan Belfast  
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2 Castlehill Manor Ballycloghan Belfast  
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2, Castlehill Manor, Belfast, Down, Northern Ireland, BT4 3QH  
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2, Castlehill Manor, Belfast, Down, Northern Ireland, BT4 3QH  
The Owner/Occupier,  
20 Castlehill Drive Ballycloghan Belfast  
Ian Morgan  
20, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS  
Morgan  
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The Owner/Occupier,  
22 Castlehill Drive Ballycloghan Belfast  
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24 Castlehill Drive Ballycloghan Belfast  
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John Jeffers  
3, Castlehill Manor, Belfast, Down, Northern Ireland, BT4 3QH  
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The Owner/Occupier,  
5 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL,  
The Owner/Occupier,  
5 Castlehill Manor Ballycloghan Belfast  
JM Bullick  
5, Castle Karia Manor, Belfast, Down, Northern Ireland, BT4 3QL  
William Stewart  
5, Castlehill Manor, Belfast, Down, Northern Ireland, BT4 3QH  
The Owner/Occupier,  
6 Castlehill Manor Ballycloghan Belfast  
The Owner/Occupier,  
6 Castlehill Park Ballycloghan Belfast  
R.A. Hall  
6, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS  
The Owner/Occupier,  
7 Castle Karia Manor, Ballycloghan, Belfast, Down, BT4 3QL,  
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7 Castlehill Park Ballycloghan Belfast  
Barry Gray  
7, Castle Karia Manor, Belfast, Down, Northern Ireland, BT4 3QL  
The Owner/Occupier,  
8 Castlehill Drive Ballycloghan Belfast  
The Owner/Occupier,

8 Castlehill Manor Ballycloghan Belfast  
 The Owner/Occupier,  
 8 Castlehill Park Ballycloghan Belfast  
 The Owner/Occupier,  
 9 Castle Karia Manor,Ballycloghan,Belfast,Down,BT4 3QL,  
 The Owner/Occupier,  
 9 Castlehill Drive Ballycloghan Belfast  
 The Owner/Occupier,  
 9 Castlehill Manor Ballycloghan Belfast  
 The Owner/Occupier,  
 9 Castlehill Park Ballycloghan Belfast  
 R McClure  
 9, Castlehill Drive, Belfast, Down, Northern Ireland, BT4 3GS  
 The Owner/Occupier,  
 Gate Lodge,Massey Avenue,Kileen (Dundonald),Belfast,Down,BT4 2JT,  
 The Owner/Occupier,  
 Parliament Buildings Stormont Estate Ballymiscaw  
 The Owner/Occupier,  
 Parliament Buildings,Massey Avenue,Ballymiscaw,Belfast,Down,BT4 3SY,  
 The Owner/Occupier,  
 Parliament Buildings,Stormont Estate,Ballymiscaw,Belfast,Down,BT4 3SY,  
 The Owner/Occupier,  
 Stormont Villas,1 Massey Avenue,Kileen (Dundonald),Belfast,Down,BT4 2JT,  
 The Owner/Occupier,  
 Stormont Villas,1 Massey Avenue,Kileen (Dundonald),Belfast,Down,BT4 2JT,  
 The Owner/Occupier,  
 Stormont Villas,2 Massey Avenue,Kileen (Dundonald),Belfast,Down,BT4 2JT,

<b>Date of Last Neighbour Notification</b>	1st August 2017
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<b>ES Requested</b>	No
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### Planning History

Ref ID: Z/1989/1050

Proposal: Construction of 4 No. detached houses

Address: CASTLEHILL MANOR, CASTLEHILL ROAD, BELFAST BT5

Decision:

Decision Date:

Ref ID: Z/1989/0479

Proposal: Erection of 8 No. Detached dwellings with garages

Address: CASTLEHILL MANOR CASTLEHILL ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/2006/0333/F

Proposal: Proposed residential development comprising of 1no. detached , 18 semi-detached, 52 duplex apartments and 4 apartments (total 75 units).(Amended scheme)

Address: Lands of Castlehill Manor, Castlehill Road, Stormont, Belfast

Decision:

Decision Date: 12.02.2008



Ref ID: Z/2008/0834/F

Proposal: Erection of residential development comprising 106 residential units with associated landscaping and car parking

Address: Lands at Castlehill Manor, Castlehill Road, Belfast

Decision:

Decision Date: 29.06.2009

Ref ID: Z/2006/0338/F

Proposal: Proposed residential development comprising of 29no. detached dwellings. Address: Lands off Castlehill Manor, Castlehill Road, Stormont.

Decision:

Decision Date: 20.02.2008

Ref ID: Z/1981/0674

Proposal: HOUSING DEVELOPMENT (KILLEN DEVELOPMENTS LTD)

Address: CASTLEHILL ROAD/MASSEY COURT, BT4

Decision:

Decision Date:

Ref ID: Z/1994/0318

Proposal: Housing development of 28 no. dwellings

Address: LANDS TO REAR OF CASTLEHILL DRIVE BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1987/0485

Proposal: ERECTION OF 9 NO DETACHED DWELLINGS WITH DETACHED SINGLE GARAGES

Address: CASTLEHILL MANOR, CASTLEHILL ROAD, BT4

Decision:

Decision Date:

Ref ID: Z/1987/2386

Proposal: Erection of 13 no detached dwellings with detached garages

Address: CASTLEHILL MANOR, CASTLEHILL ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1980/1858

Proposal: USE OF EXISTING BUILDINGS FOR PROFESSIONAL OFFICES WITH EXTENSION TO REA

Address: 1/3 NETHERLEIGH MEWS, BELFAST 4

Decision:

Decision Date:

Ref ID: Z/1975/1186

Proposal: HOUSING DEVELOPMENT  
Address: MASSEY AVENUE/CASTLEHILL ROAD, BT4  
Decision:  
Decision Date:

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: