

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 December 2017	
Application ID: LA04/2017/0465/F	
Proposal: Residential development-25 units comprising 3 townhouses, 6 No. detached. 16 No. semidetached dwellings. Works also include restoration works to the external fabric of the Chapel of the Resurrection	Location: Lands accessed via 578 Antrim Road (West Side) between Innisfayle and Waterloo Parks Belfast. Chapel of Resurrection (C of I) to centre of site.
Referral Route: Planning Committee – residential development in excess of 12 units with objections	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Alskea Contracts Ltd 16A Crosscavanagh Road Galbally Dungannon BT703BJ	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full planning permission for residential development - 25 units comprising 3 townhouses, 6 No. detached. 16 No. semi-detached dwellings. The proposal also includes the completion of restoration works to the external fabric of the Chapel of the Resurrection (Grade B1 Listed Buildings).</p> <p>An application for Listed Building Consent has also been submitted alongside this full application (LA04/2017/0492/LBC).</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location • Impact on the character of the area • Impact on the adjoining listed building • Impact on existing residential amenity; and • Traffic and parking. <p>The site is located within the development limits for the city with no designation within the BUAP and zoned for housing within the dBMAP. In addition, given the previous history on the site for residential use the principle of development is considered to be acceptable at this location.</p> <p>The proposal has been assessed against relevant policies set out in Planning Policy Statements: Policy QD1 (PPS 7), BH 11 (PPS 6), PPS 12 and the car parking element against (PPS 3)</p> <p>The proposal is for new development on a Greenfield site within an existing urban setting. Given the relationship that exists between the dwellings and the site there will be an impact on the existing dwellings however, the impact is not considered to be significantly detrimental over what would normally be expected in a residential area.</p>	

8 letters of objection have been received from four local residents and one from the local MP Nigel Dodds.

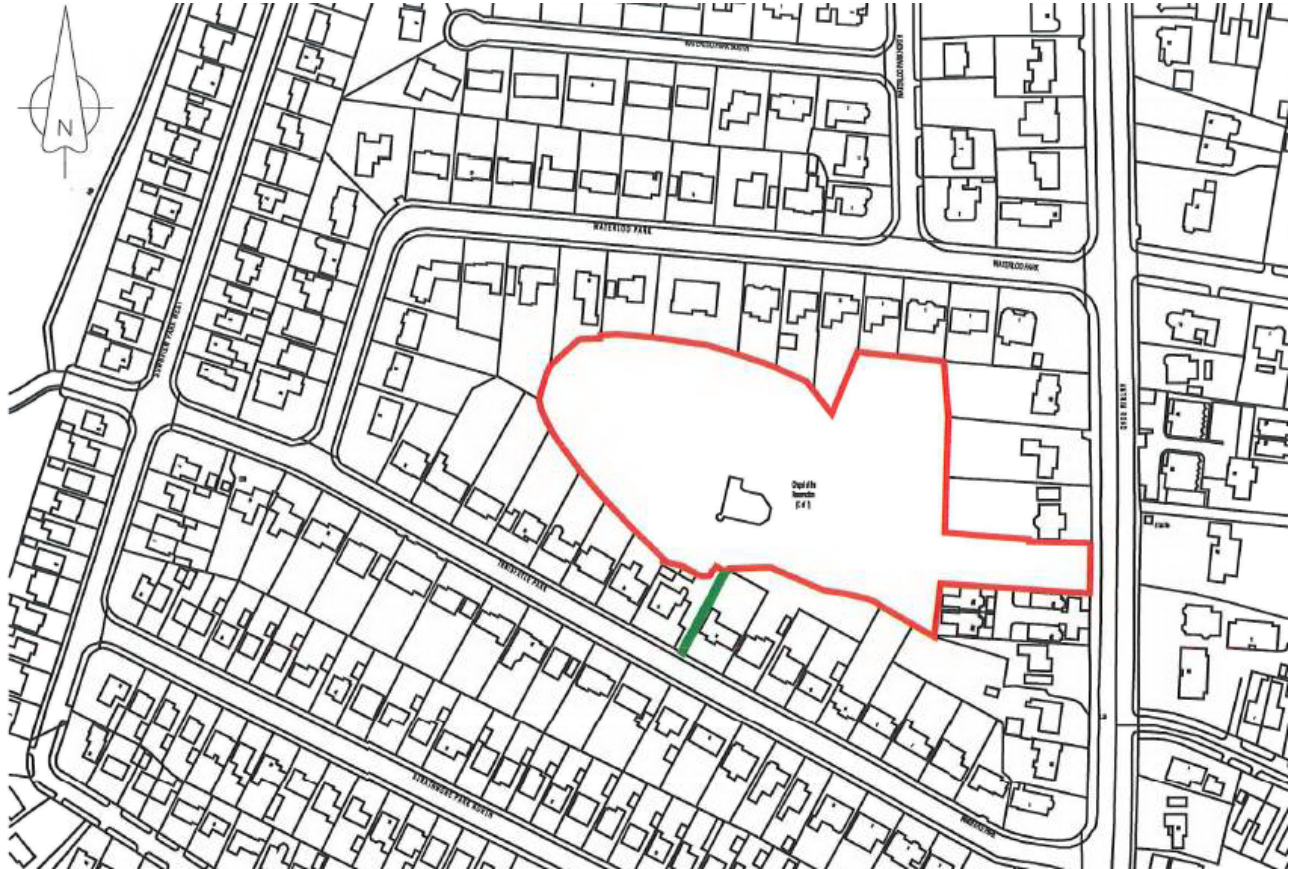
Transport NI, HED, NI Water and Environment Health offered no objections to the proposal with subject to conditions and informatives.

Having regard to the development plans, relevant planning policies and other material considerations including the planning history it is deemed that the development will not result in demonstrable harm to the character of the area or residential amenity. Approval is recommended with conditions.

Recommendation – Approval Subject to Conditions with the final wording of conditions to be delegated to Officers.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought for a residential development of 25 units comprising 3 townhouses, 6 No. detached. 16 No. semi-detached dwellings. The proposal also includes the completion of restoration works to the external fabric of the Chapel of the Resurrection which is a Grade B1 listed building.

1.2 An application for Listed Building Consent has also been submitted alongside this full application (LA04/2017/0492/LBC).

2.0 Description of Site.

2.1 The site is an area of green space associated with and including a vacant church, Chapel of Resurrection, it is enclosed by surrounding residential dwellings fronting the Antrim Road, Waterloo Park and Innisfayle Park. The site topography rises from the eastern boundary, along the Antrim Road, quite significantly towards the western boundary at Waterloo Park. The north/south axis is relatively level between the opposing boundaries

	with the exception of an area previously used as a quarry.
2.2	The site contains an abandoned quarry showing a worked rock face with the Church located on top, and with a significant hollowed out area. This feature gives a quite striking outlook along a section of the southern boundary and is a dominant feature within the site.
2.3	The existing site boundaries are defined, in the main, by timber fencing and mature vegetation. The site can be described as rough ground showing evidence of previous building operations with a number of spoil heaps located around the site.
2.4	The site contains two access points, a vehicular access of the Antrim Road, created by the demolition of a property on site and a pedestrian access point onto Innisfayle Park, the original access point to the Church.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History <ul style="list-style-type: none"> • Z/2005/0711/F - Residential development comprising of a total of 33 no. units including 6 no. detached houses, 9 no. townhouses, 15 no. apartments; and the change of use of the existing chapel to 3 no. apartments – Approval • Z/2005/0941/LB - Refurbishment of existing chapel fabric – Consent Granted • LA04/2017/0429/LBC - Remedial works to the external fabric of the chapel and from that previously approved under Planning Z/2005/0941/lb external doors, windows, glazing and cleaning of stonework – Pending
4.0	Policy Framework
4.1	BUAP Draft BMAP 2015 (Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.) Strategic Planning Policy Statement (SPPS) PPS 3 – Access, Movement & Parking PPS 6 – Planning Archaeology & the Built Heritage PPS 7 – Quality Residential Environments Addendum to PPS 7 – Safeguarding the Character of Established Residential Areas PPS 12 – Housing in Settlements
5.0	Statutory Consultee Responses
	Northern Ireland Environment Agency (NIEA) - No objection NIWater – No objection DfI Roads Service – No objection Historic Environment Division (HED) – No objection
6.0	Non Statutory Consultees Responses
	BCC Environmental Health – No objection
7.0	Representations
7.1	8 letters of objection received including letter from Nigel Dodds MP – representations are discussed within main body of the report.
8.0	Other Material Considerations

	Creating Places DCAN 8 – Housing in Urban Areas
9.0	Assessment
9.1	<p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The principle of housing at this location; - Impact on the character of the area; - Impact on residential amenity; - Impact on the adjoining listed building; - Traffic and parking; and - Other Environmental Matters.
9.2	<p>The SPPS sets out five core planning principles of the planning system that includes improving health and wellbeing, creating and enhancing shared space, and supporting good design and place making and preserving and improving built and natural environment. The SPPS requires planning permission to be granted where a development accords with the area plan and causes no harm to areas of acknowledged importance, it also supports good design as this can change lives, communities and neighbourhoods the will create successful places to live.</p> <p><u>Principle of Development</u></p>
9.3	<p>The site is located within the development limits of Belfast and is identified as whiteland in BUAP and within the draft Belfast Metropolitan Area Plan 2015 it is zoned for housing (NB 03/05). It is located within a predominantly residential area of two storey detached dwellings; the proposal is for similar i.e. two storey dwellings. The principle of residential development at this site is therefore considered to be acceptable at this location.</p>
9.4	<p>The site also contains a listed building, an unused Church formally associated with Belfast Castle, to the rear of the church is an abandoned quarry; the face of the quarry with the church atop forms an impressive edifice on entering the site from the Antrim Road. The proposal, at this time only requires work to the church to make it weather tight and domestic scale fencing to prevent unauthorised access.</p> <p><u>Impact on the Character of the Area</u></p>
9.5	<p>Policy QD1 of PPS 7 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.</p>
9.6	<p>In relation to the character of the surrounding area criterion (a) states that the development must respect the surrounding context and be appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. Policy LC 1 of the addendum sets out three additional requirements designed to protect the existing character of the area; the density of the proposal is not significantly higher in the established area; the pattern of development is in keeping and units are not smaller than set out in the space standards.</p>
9.7	<p>The surrounding character to the site is considered residential, the site is located within an existing established residential area. The surrounding character is denoted by two storey dwellings on a mixture of plot sizes. The proposed development will complement this</p>

	<p>existing character being of similar two storey design. The density is reflective of the surrounding area, with a mix of plot size the smallest plot having 40sqm of private amenity to the largest with 413sqm, many of the plots being over 100sqm. The plot sizes for the proposal is therefore considered acceptable, Creating Place guidance document expresses space sizes of not less than 40sqm to 70sqm. The design of the proposed dwellings were amended during the processing of the application to reflect comments from Historical Environment Division – Historic Buildings (HED). The materials employed in the construction of the dwellings was amended to reflect key features of the listed church, stonework is to be incorporated into the fabric of the dwellings and natural slate to the roofs among other design features. Given the design of the proposal and plot sizes are compatible with the surrounding area and listed building, it is considered that the proposal complies with criterion (a).</p>
9.8	<p>In terms of impact on landscape features, the site contains no significant vegetation, given a previous residential approval on site which resulted in groundwork operations; the proposal therefore complies with criterion (c).</p>
9.9	<p>The proposal introduces a mix of detached, semi-detached and terrace domestic dwellings to this location, each property is to have incurtilage or communal parking provision. The dwellings are to be placed on plots that are comparable, in the main, with the exiting area and compatible with planning guidance. The materials to be employed in the construction of the dwelling is compatible with the surroundings consisting of brick, stone, render and natural slate. The general road layout of the development is not convoluted and provides a straight forward means of access and egress for the site. The design for both the dwellings and the layout of the development is considered to be acceptable.</p>
9.10	<p><u>Impact on Residential Amenity</u></p> <p>In regards to impact on residential amenity, criterion (h) of QD 1 of PPS 7 requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. The development is for the construction of two storey residential dwellings in an area that is characterised by similar development. The proposed dwellings are to be located at a distance that generally provides 10.0m separation distances between the dwellings and the boundary with the existing properties at Waterloo Park. The proposal was amended during processing to achieve this separation distance at site 16 and 17 to reflect comments from an objector at Waterloo Park. Also following an objection site 9-10 were moved to create a larger gap between gable wall and existing boundary. Given the distances between the properties and boundaries as well as the heights of the proposed dwellings it is considered that overlooking, loss of light and dominance etc. will not significantly impinge on the existing properties to an unacceptable level. It is therefore considered that the proposal satisfies criterion (h).</p>
9.11	<p><u>Impact on setting of Listed Buildings</u></p> <p>The proposal includes works to the Listed Church Building on site; the works are proposed to ensure the building is weather tight. The works will include replacing roofing slate, stone and lead work, enclosing fencing and most significantly the manufacturing and installing of period windows frames. The proposed design and materials have been discussed and agreed with the Historic Environment Division (HED). HED indicated in their comments that they are content that the proposed works will not impact on the character of the listed building and the proposed residential development will not negatively impact the setting of the listed building.</p> <p>The proposal satisfies the core principals of the SPPS the developer has liaised with HED</p>

9.12	<p>and amended the design to reflect key features of the historic listed church on site and will carry out key works to the listed building that will protect it for future generations to enjoy.</p> <p><u>Traffic and Parking</u></p> <p>The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. The parking provision is considered to be compatible with policy requirements.</p> <p>9.13 The detached and semi-detached dwellings having two incurtilage parking spaces and the terrace has communal parking, there is on street parking provision for visitor parking. Transport NI advised that they considered the proposal for parking provision and road layout to be acceptable. DfI Roads Service have indicated informally that the road layout and parking arrangements are acceptable.</p> <p><u>Other Environmental Matters</u></p> <p>9.14 The Northern Ireland Environment Agency (NIEA), NIWater and Rivers Agency were consulted with ecology reports and drainage reports. The conclusion from the consultees indicate that the proposal will not impact on ecology issues and the drainage system proposed is acceptable. NIWater was content that the proposal will not negatively impact on the water/sewage infrastructure.</p>
10.0	Consideration of Representations
10.1	Concerns were raised by two objectors and the local MP, acting on behalf of one objector, regarding vehicular access to the site via Innisfayle Park. There is no proposal for a vehicular access at this point.
10.2	Other concerns related to the proposed semi-detached and terrace dwellings not in keeping with the surrounding low density housing leading to over-cramming. The general area is characterised by a range of detached and semi-detached properties, the proposed density is therefore not considered to be out of character with the general area.
10.3	Potential to create a traffic hazard at the Antrim Road junction. DfI Roads Service offered no objection following consideration of the proposal.
10.4	Concern regarding unacceptable separation distances, i.e. sites being too close to the boundary with insufficient amenity space, blocking light and be over dominant. The proposed layout has undergone a number of amendments and separation distances and amenity are considered appropriate and comply with relevant policy and guidance.
10.5	Concern regarding information on submitted documentation, no running dimensions or glossary detailing annotations. There is no requirement in legislation for running dimensions on plans, scales indicated acceptable.
10.6	Objectors raised concerns regarding protected species using the site. The Council consulted NIEA natural heritage with submitted reports and surveys, NIEA was content there would be no significant ecology impacts.
10.7	Impact on the listed building. Potential impacts on the listed building has been mitigated by the developer, the site layout was amended, house types and materials were changed to reflect the setting of the listed building to the satisfaction of HED.
10.8	One objector contacted the office, via telephone, to discuss speaking rights at the Planning Committee Meeting following the most recent re-notification of neighbours in

	respect of the amendments to the scheme.
11.0	Summary of Recommendation: Approval Subject to Conditions
11.1	The site is an area of land that has been zoned within the draft Belfast Metropolitan Area Plan as land for housing, the development complies with this designation. There are no other land zonings on the site and none on the surrounding streets, although the Innisfayle Area of Townscape Character is located on the opposite side of the Antrim Road. A previous planning history on the site (Z/2005/0711/F) gave permission for 33 housing units on the site, the proposal is for 25 units a marked reduction in numbers.
11.2	The design and layout of the dwellings has been influence by discussion with HED to protect the setting of the listed church, the proposal has been found to be of an acceptable design that does not negatively impact on the setting of the listed church building.
11.3	The proposal is for new development on a Greenfield site within an existing urban setting. Given the relationship that exists between the dwellings and the site there will be an impact on the existing dwellings. The impact however is considered not to be at a detrimental level over what would be normally be expected in a residential area.
11.4	Proposal complies with area plans designations and planning policies; impact on the adjoining listed building have been considered to be within an acceptable limit, impact on neighbouring properties also considered acceptable within a residential area.

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The works to HB26/51/001C Chapel of the Resurrection, Innisfayle Park, Antrim Road, Belfast, detailed in the associated Listed Building Consent application ref: LA04/2017/0429/LBC, must be completed on or before the occupation of 15 of the new build dwellings outlined in red on approved drawing No.01 date stamped 27th February 2017.

Reason: to ensure the completion of necessary works to the listed building.

3. No works to the new walls, piers, metal railings and gates surrounding the listed building shall commence on site until detailed drawings and specifications have been agreed in writing with the Council in conjunction with Historic Environment Division, and all work shall conform to the detailed drawings and specifications.

Reason: to ensure the works are appropriate to the character and setting of the listed building.

4. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No. AC-PD01-PSD Rev.C bearing Planning Authority date stamp 6th October 2017, 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.

5. The area within the visibility splays and any forward sight line shall be cleared to

provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

6. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

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

7. 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.AC-PD01-PSD Rev.C bearing the Department for Infrastructure Determination date stamp 27th October 2017.

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

8. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

9. Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown in 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 to or obstruction of services within the service strip.

10. Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 0.5m shall be carried out in service strips determined for adoption.

Reason: To prevent damage to or obstruction of services within the service strip.

11. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.AC-PD01-PSD Rev.C bearing the date stamp 6th October 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.

Reason: To ensure adequate provision has been made for parking within the site.

12. The development hereby permitted shall not be occupied until any retaining structure requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and

constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges.

13. The development hereby permitted shall not be occupied until any works requiring Geotechnical Certification have been approved and constructed in accordance with HD22 Managing Geotechnical Risk: Volume 4; Design Manual for Roads and Bridges.

Reason: To ensure that the resolution to any geotechnical issue is designed and constructed in accordance with HD22 Managing Geotechnical Risk: Volume 4; Design Manual for Roads and Bridges.

14. No restoration works to the external fabric of the church shall take place until a wildlife licence has been granted by NIEA.

Reason: To protect bats and their places of refuge.

15. Prior to the commencement of any construction activity a lighting scheme shall be submitted and agreed in writing by the Department. The lighting scheme should utilise LED or low pressure sodium lamps. The lighting scheme shall show no lighting of the church and no lighting directed towards the church.

Reason: To minimise the impact of the proposal on bats.

16. No internal works (including storage of machinery/material/spoil etc.) shall take place within the church.

Reason: To minimise the impact of the proposal on bats.

Informatives

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

Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building, the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department, to make the roads and sewers in accordance with the Private Streets Construction Regulations.

2. Separate approval must be received from the Department for Infrastructure in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulation.

3. Before commencing any works associated with the area determined for adoption by the Department for Infrastructure, the developer must notify the relevant Private Streets Officer at Hydebank, 4 Hospital Road, Belfast BT8 8JL.

4. Developers should be aware of the Private Streets (Construction) (Amendment) Regulations

(Northern Ireland) 2001 which came into effect on 1st May 2001. Design for any street lighting schemes will require approval from the Department for Infrastructure Street Lighting Consultancy, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.

5. It is a Department for Infrastructure requirement that all structures which fall within the scope of the current version of BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the Department for Infrastructure Divisional contact at Eastern Division, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.

6. It is a Department for Infrastructure requirement that all geotechnical works which fall within the scope of the current version of HD22 Managing Geotechnical Risk: Volume 4; Design Manual for Roads and Bridges shall require Geotechnical Certification. Details shall be submitted to the Engineering Policy Unit, Clarence Court, through the Department for Infrastructure Divisional contact at Eastern Division, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.

7. The service strips coloured green with black hatching on the approved plan have been determined as lands to be adopted by the Department for Infrastructure. It is therefore essential that vendors inform house purchasers of their limited rights within such strips. It is strongly recommended that the developer does not sell or lease the land from the service strips as part of housing plots. If land for service strips is to be sold or leased to house purchasers the vendor must insert into the deeds the following clause or covenant:

The purchaser hereby covenants with the vendor that he/she, the purchaser, and his/her successors in title will not at any time hereafter erect or construct any building, wall or fence, or plant any tree or shrub on the strip of land shown cross hatched on the plan annexed hereto, nor do or suffer to be done therein or thereon any act, matter or thing whereby the cover of the soil over or the support of the pipes, wires and/or cables laid in the said strip of land shall be altered, or which may render access thereto more difficult or expensive, and shall understand that the road authority and statutory undertakers have unencumbered right of access to said strip of land”.

8. Developers should be aware that the Department for Infrastructure normally cuts grass within adopted urban areas up to five times a year for safety reasons. However, due to financial constraints this work is currently being undertaken at a reduced level. In order that adopted areas are maintained to a standard that developers and future residents may expect, developers should consider including these areas in the management agreement for other landscaped areas within the development.

9. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.

10. Notwithstanding the terms and conditions of the Planning Authority’s approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure’s consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is: Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH.

A monetary deposit will be required to cover works on the public road.

11. All construction plant and materials shall be stored within the curtilage of the site.

12. The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), which states that it is an offence to deliberately capture, injure or kill a wild animal of a European protected species included in Schedule II of these Regulations, which includes all species of bat. It is also an offence to;

(a) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;

(b) Deliberately to disturb such an animal in such a way as to be likely to;

(i) Affect the local distribution or abundance of the species to which it belongs;

(ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or

(iii) Impair its ability to hibernate or migrate;

(c) Deliberately to obstruct access to a breeding site or resting place of such an animal; or

(d) To damage or destroy a breeding site or resting place of such an animal.

13. If there is evidence of bat activity, roosts on the site, all works must cease immediately and further advice must be sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 905 69605

The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

kill, injure or take any wild bird; or

take, damage or destroy the nest of any wild bird while that nest is in use or being built; or at any other time take, damage or destroy the nest of any wild bird included in Schedule A1;

or

obstruct or prevent any wild bird from using its nest; or

take or destroy an egg of any wild bird; or

disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

14. The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com, upon receipt of this decision notice to discuss any areas of concern. Application forms and guidance are also available via these means.

15. CONTAMINATED LAND

Based on information available at this time, this Service is of the opinion that past land-use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants of the proposed development. This Service would request that the following informative is attached to any planning permission granted concerning land contamination.

16. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

Signature(s)

Date:

ANNEX

Date Valid	7th March 2017
Date First Advertised	24th March 2017
Date Last Advertised	28th July 2017

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
10 Waterloo Park, Low-Wood, Belfast, Antrim, BT15 5HU,
The Owner/Occupier,
11 Innisfayle Park, Low-Wood, Belfast, Antrim, BT15 5HS,
The Owner/Occupier,
12 Waterloo Park, Low-Wood, Belfast, Antrim, BT15 5HU,
The Owner/Occupier,
13 Innisfayle Park, Low-Wood, Belfast, Antrim, BT15 5HS,
C Allen
13, Innisfayle Park, Belfast, Antrim, Northern Ireland, BT15 5HS
The Owner/Occupier,
14 Waterloo Park, Low-Wood, Belfast, Antrim, BT15 5HU,
The Owner/Occupier,
15 Innisfayle Park, Low-Wood, Belfast, Antrim, BT15 5HS,
The Owner/Occupier,
16 Waterloo Park, Low-Wood, Belfast, Antrim, BT15 5HU,
Michael O'Reilly
16, Waterloo Park, Belfast, Antrim, Northern Ireland, BT15 5HU
The Owner/Occupier,
17 Innisfayle Park, Low-Wood, Belfast, Antrim, BT15 5HS,
The Owner/Occupier,
18 Waterloo Park, Low-Wood, Belfast, Antrim, BT15 5HU,
The Owner/Occupier,
19 Innisfayle Park, Low-Wood, Belfast, Antrim, BT15 5HS,
John Cross
19, Innisfayle Park, Belfast, Antrim, Northern Ireland, BT15 5HS

John Cross

19, Innisfayle Park, Belfast, Antrim, Northern Ireland, BT15 5HS

The Owner/Occupier,

2 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,

The Owner/Occupier,

20 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,

The Owner/Occupier,

21A Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

James Cush

21A, Innisfayle Park, Belfast, Antrim, Northern Ireland, BT15 5HS

The Owner/Occupier,

21B Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

The Owner/Occupier,

22 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,

The Owner/Occupier,

23 Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

The Owner/Occupier,

25 Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

Ciaran O'Connor

25, Innisfayle Park, Belfast, Antrim, Northern Ireland, BT15 5HS

The Owner/Occupier,

27 Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

The Owner/Occupier,

29 Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

The Owner/Occupier,

31 Innisfayle Park,Low-Wood,Belfast,Antrim,BT15 5HS,

Nigel Dodds OBE MP

39A, Shore Road, Belfast, Antrim, Northern Ireland, BT15 3PG

The Owner/Occupier,

4 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,

The Owner/Occupier,

572 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

574 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

574B Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

576A Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

576B Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

576C Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

576D Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

580 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

582 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,

584 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,

The Owner/Occupier,
 584 Antrim Road,Low-Wood,Belfast,Antrim,BT15 5GL,
 The Owner/Occupier,
 6 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,
 Fiona McGrath
 6, Waterloo Park, Belfast, Antrim, Northern Ireland, BT15 5HU
 The Owner/Occupier,
 697 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 8 Waterloo Park,Low-Wood,Belfast,Antrim,BT15 5HU,
 The Owner/Occupier,
 Flat 1,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 Flat 2,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 Flat 3,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 Flat 4,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 Flat 5,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,
 The Owner/Occupier,
 Flat 6,695 Antrim Road,Low-Wood,Belfast,Antrim,BT15 4EH,

Date of Last Neighbour Notification

25th October 2017

Date of EIA Determination

N/A

ES Requested

No

Planning History

Ref ID: Z/1990/2259

Proposal: Housing development (amended proposal for 16 units)

Address: 578 ANTRIM ROAD AND VACANT LAND SURROUNDING THE CHAPEL OF RESURRECTION,INNISFAYLE PARK BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1999/2027

Proposal: Erection of 5 No houses 2 No bungalows and 10 No apartments

Address: 578 ANTRIM ROAD BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1993/2350

Proposal: Conversion of existing church building to 3 no apartments (Listed Building Consent)

Address: 578 ANTRIM ROAD BELFAST BT15

Decision:
Decision Date:

Ref ID: Z/1981/1159
Proposal: INFILLING OF DISUSED QUARRY
Address: INNISFAYLE PARK
Decision:
Decision Date:

Ref ID: Z/1993/2351
Proposal: Erection of housing (5 houses, 2 bungalows and 10 apartments) and conversion of vacant church to 3 apartments
Address: 578 ANTRIM ROAD BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/2005/0941/LB
Proposal: Refurbishment of existing chapel fabric
Address: Land accessed via 578 Antrim Road (west side) between Innisfayle and Waterloo Parks at the Chapel of the Resurrection, Belfast
Decision:
Decision Date: 25.09.2006

Ref ID: Z/1991/2668
Proposal: Site for development of 7 No. dwellings
Address: REAR OF 578 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/2005/0711/F
Proposal: Residential development comprising of a total of 33 no. units including 6 no. detached houses, 9 no. townhouses, 15 no. apartments; and the change of use of the existing chapel to 3 no. apartments [minor amendments to scheme].
Address: Land accessed via 578 Antrim Road (west side) between Innisfayle and Waterloo Parks at the Chapel of the Resurrection, Belfast.
Decision:
Decision Date: 26.09.2006

Ref ID: Z/1999/2026
Proposal: Renovation and conversion of derelict chapel into single dwelling.
Address: CHAPEL OF THE RESURRECTION, INNISFAYLE PARK, 578 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1999/2028

Proposal: Renovation and conversion of the derelict chapel into a single dwelling. (Listed Building Consent)

Address: CHAPEL OF THE RESURRECTION, INNISFAYLE PARK, 578 ANTRIM ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2007/1635/O

Proposal: 2 No. dwellings and 6 No. apartments.

Address: 580 Antrim Road, Low-Wood, Belfast, BT15 5GL

Decision:

Decision Date: 21.08.2009

Ref ID: Z/2011/0927/F

Proposal: Demolition of existing dwelling and erection of 4no detached dwellings, associated dwellings, associated car parking, landscaping and access works.

Address: 580 Antrim Road, Belfast,

Decision:

Decision Date: 23.04.2012

Ref ID: Z/2009/1512/F

Proposal: Demolition of existing dwelling and garage. Proposed provision of two storey development of 4 apartments (amended plans).

Address: 580 Antrim Road, Low-Wood, Belfast, Northern Ireland, BT15 5GL

Decision:

Decision Date: 26.03.2010

Ref ID: Z/1991/2669

Proposal: Construction of 10 apartments, conversion of disused church to 3 No. apartments including layout and landscaping of development

Address: REAR OF 578 ANTRIM ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1991/2670

Proposal: Conversion of disused Chapel of the Resurrection to 3 No apartments

Address: REAR OF 578 ANTRIM ROAD (ENTRANCE FROM INNISFAYLE PARK ONLY) BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2000/0942/F

Proposal: Apartment development; demolition of existing dwelling and construction of 8 apartments and associated car parking.

Address: 576 Antrim Road, Low-Wood, Belfast, Northern Ireland, BT15 5GL

Decision:

Decision Date: 11.05.2001

Ref ID: Z/2004/2180/F

Proposal: Erection of 4 dwellings. Amendment to previous approval Z/2001/3178/F.

Address: 576 Antrim Road, Low-Wood, Belfast, Northern Ireland, BT15 5GL

Decision:

Decision Date: 24.02.2005

Ref ID: Z/2001/3178/F

Proposal: Residential development, 4 no townhouses.

Address: 576 Antrim Road, Low-Wood, Belfast, Northern Ireland, BT15 5GL

Decision:

Decision Date: 02.07.2002

Ref ID: LA04/2016/1106/PAD

Proposal: Residential development comprising 7no. 4 bed detached and 16no. 3 bed semi-detached (23 total)

Address: Lands accessed via 578 Antrim Road, Belfast, BT15 5PS,

Decision: WITHDR

Decision Date: 23.11.2016

Ref ID: LA04/2017/0429/LBC

Proposal: Remedial works to the external fabric of the chapel and from that previously approved under Planning Z/2005/0941/lb external doors, windows, glazing and cleaning of stonework.

Address: Church of the Resurrection (formerly Belfast Castle Chapel), lands assessed via 578 Antrim Road (West Side) between Waterloo Parks, Innisfayle, Belfast.

Decision:

Decision Date:

Ref ID: LA04/2017/0465/F

Proposal: Residential development-31 units 8 No. detached. 14 No. semi-detached. 6 No. Apartments new build and conversion of existing chapel to 3 No. apartments.

Address: Lands accessed via 578 Antrim Road (West Side), between Innisfayle and Waterloo Parks, Belfast. Chapel of Resurrection (C of I) to centre of site.,

Decision:

Decision Date:

Summary of Consultee Responses

All consultees have indicated that the proposal is acceptable offering no objections subject to the inclusion of conditions and informatives

Drawing Numbers and Title

Drawing No. 01
Type: site location
Status: Submitted

Drawing No. 03b
Type: Landscape proposal
Status: Submitted

Drawing No. 04b
Type: Landscape proposal
Status: Submitted

Drawing No. 10a
Type: Road Details
Status: Submitted

Drawing No. 11a
Type: sections
Status: Submitted

Drawing No. 14a
Type: Plans
Status: Submitted

Drawing No. 16a
Type: elevations
Status: Submitted

Drawing No. 17a
Type: Plans
Status: Submitted

Drawing No. 18a
Type: elevations
Status: Submitted

Drawing No. 19a
Type: elevations
Status: Submitted

Drawing No. 21a
Type: plans
Status: Submitted

Drawing No. 22a
Type: elevations
Status: Submitted

Drawing No. 23a
Type: elevations
Status: Submitted

Drawing No. 24a
Type: plans
Status: Submitted

Drawing No. 25a
Type: elevations
Status: Submitted

Drawing No. 26a
Type: elevations
Status: Submitted

Drawing No. 27a
Type: plans
Status: Submitted

Drawing No. 28a
Type: elevations
Status: Submitted

Drawing No. 32a
Type: plans
Status: Submitted

Drawing No. 33a
Type: elevations
Status: Submitted

Drawing No. 36a
Type: plans
Status: Submitted

Drawing No. 37a
Type: elevations
Status: Submitted

Drawing No. 38a
Type: plans
Status: Submitted

Drawing No. 39a
Type: elevations
Status: Submitted

Drawing No. 40a

Type: elevations
Status: Submitted

Drawing No. 41a
Type: plans
Status: Submitted

Drawing No. 43a
Type: elevations
Status: Submitted

Drawing No. 53a
Type: plans
Status: Submitted

Drawing No. 54a
Type: elevations
Status: Submitted

Drawing No. 55a
Type: elevations
Status: Submitted

Drawing No. 59a
Type: PSD
Status: Submitted

Drawing No. 61
Type: elevations
Status: Submitted

Drawing No. 62
Type: Plans
Status: Submitted

Drawing No. 64
Type: site sections
Status: Submitted

Drawing No. 65
Type: sections
Status: Submitted

Drawing No. 67
Type: key plan
Status: Submitted

Drawing No. 68a
Type: site layout
Status: Submitted

Drawing No. 69
Type: landscape section
Status: Submitted

Drawing No. 70
Type: site entrance details
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A
Response of Department: