

Development Management Officer Report Committee Application

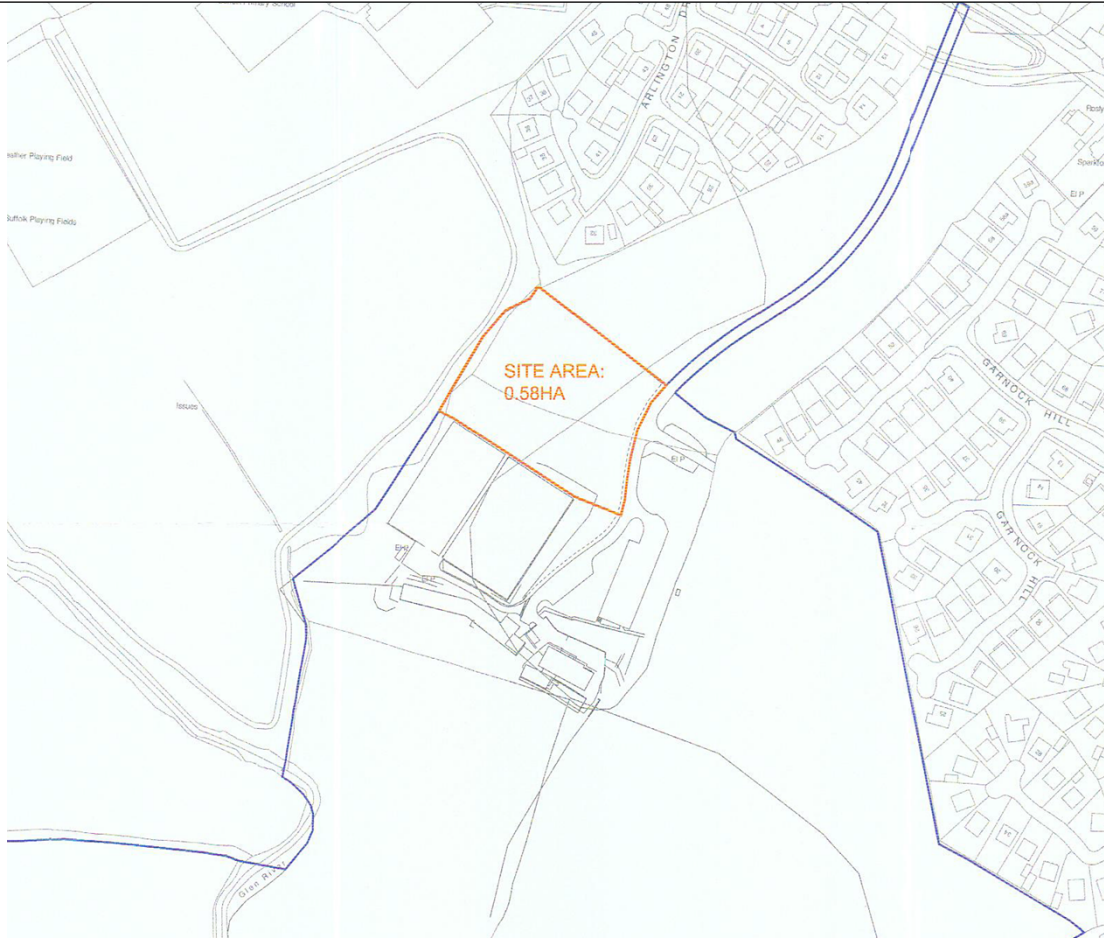
Summary	
Committee Meeting Date: 16 January 2018	
Application ID: LA04/2017/0919/F	
Proposal: Construction of Sports Dome with internal lighting, machine room and 3M security fence	Location: Colin Park 115 Blacks Road Belfast BT10 0NF
Referral Route: Belfast City Council funding	
Recommendation:	Approve with Conditions
Applicant Name and Address: Colin Glen Trust 163 Stewartstown Road Belfast BT17 0HW	Agent Name and Address: AECOM Beechill House Beechill Road Belfast BT8 7RP
<p>Executive Summary:</p> <p>Full permission is sought for the construction of a Sports Dome with machine room and 3 metre high security fence.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing and design; • Open space provision • Impact on residential amenity of neighbours; • Parking provision and access; • Other environmental factors. <p>The principle of development and the proposed use as 3G pitches, perimeter fencing and flood lighting has previously been established under planning ref S/2011/0092/F. This proposal has been partly implemented to date. Therefore, the applicant could implement the remainder of the 3G pitches, perimeter fencing and flood lighting at any time as the proposal has been commenced.</p> <p>The proposed sports dome is to be 65.5m long and 60m wide to cover the pitch area. The dome at the highest point will be 14.3m. This is of considerable scale, but will be constructed using PVC material cover with protective foil insulation which will be white and light. Whilst highly visible it is considered that its scale will be absorbed by the extensive parkland surrounding the site. In addition the topography of the site is such that the residential properties to the north sit at a higher level to the park, the land falls towards the south, reducing the impact of the scale.</p> <p>Fifteen objections have been received raising noise pollution, light pollution, impact on traffic and anti-social behaviour as issues.</p> <p>Environmental Health, Transport NI and Rivers Agency have no objection in principle to the proposal.</p>	

Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended the final wording of the conditions is delegated to the Interim Director of Planning and Place.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	The proposal is for full planning permission for the construction of Sports Dome with internal lighting, machine room and 3M security fencing.
2.0	Description of Site
2.1	The site is located at 115 Blacks Road, Belfast. The site consists of an area of existing open space within the Colin Glen Park. The site is located adjacent to existing 3G pitches previously approved under S/2011/0092/F. To the south of the site is the existing 3G pitches which has been implemented, to the south east is the Colin Glen driving range and golf centre. To the north of the site is a walk area and bridge and north of this area is a children’s play park. To the north west of the site is residential use, Arlington Drive which sits at a higher level to the site. To the north east is the access road to the site, existing pitches and golf centre. A strip of land and trees separate the access road and the rear gardens of residential dwellings in Garnock Hill.
2.2	The site itself falls from the north to the south forming an area of rough uneven ground. To the west a band of mature trees lines the western boundary.

Planning Assessment of Policy and other Material Considerations	
3.0	Site history
3.1	S/2011/0092/F – To construct a third generation synthetic pitch with perimeter fencing and floodlights. The pitch will be subdivided into smaller pitches. The total area will be 120m x 65m - Granted
4.0	Policy Framework
4.1	Regional Development Strategy
4.2	Lisburn Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Planning Policy Statement 2: Natural Heritage
4.6	Planning Policy Statement 3: Access, Movement and Parking
4.7	Planning Policy Statement 8: Open Space and Recreation
4.8	Planning Policy Statement 15: Planning & Flood Risk
5.0	Statutory Consultees Responses
5.1	Transport NI – no objection.
5.2	Rivers Agency – Further information requested
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – no objection.
7.0	Representations
7.1	The application has been advertised and neighbour notified. 15 objections were received.
7.2	Local residents at Tildarg Avenue, Ringford Park, Carnamore Park, Garnock Hill and The Suffolk Residents Group raised the following issues; <ul style="list-style-type: none"> • Noise pollution; • Traffic & lack of parking • Lighting • Potential anti-social behaviour / Health and safety. • Timing of neighbour notification during half term and people away on holiday, impacting on time to comment on proposal. • Fumes from generator; • Reasoning for location near residential. • Impact of dome on child safety; • Security for Suffolk Estate; Queried benefit to the wider area; • The area being properly policed for drug users. • Disruption to area during construction;
8.0	Other Material Considerations
8.1	Under the draft BMAP 2015 plan that was adopted and now subsequently quashed the site was designated As ML 23, an area of existing open space and an urban landscape wedge.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> - Principle of development and use; - Height, scale, massing and design; - Open space provision

	<ul style="list-style-type: none"> - Impact on residential amenity of neighbours; - Parking provision and access; - Other environmental factors.
9.2	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.
9.3	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.
9.4	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 purported to be adopted remains a material consideration.
9.5	The site is designated as an area of existing open space and an urban landscape wedge under draft BMAP 2015. It was designated the same under the formerly adopted BMAP 2015.
9.6	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
	<u>Principle of Development and Use</u>
9.7	Under S/2011/0092/F a proposed use as 3G pitches totalling 120m x 65m to be sub-divided, perimeter fencing and flood lighting was granted permission and to date has been part implemented (half the pitches developed and in use). Therefore, the applicant could implement the remainder of the 3G pitches, perimeter fencing and flood lighting at any time as the proposal has been commenced. The proposal to be considered under this application solely relates to the construction of sports dome with a machine room, both the internal lighting and 3M perimeter security fencing. It is considered that the development of a dome to cover the pitch and internal lighting as approved at this location is acceptable in principle. The agent has clarified via email that only internal lighting is to be used, the previously approved floodlighting for these pitches is not required.
	<u>Height, Scale, Massing, Layout and Design</u>
9.8	The proposed sports dome is to be 65.5m long and 60m wide to cover the pitch area. The dome at the highest point will be 14.3m. This is of considerable scale, but will be constructed using PVC material cover with protective foil insulation which will be white and light. Whilst highly visible it will be located in the park and its scale will be absorbed by the extensive parkland surrounding the site. In addition the topography of the site is such that the residential properties to the north sit at a higher level to the park, the land falls towards the south, reducing the impact of the scale.
9.9	The proposed perimeter fence is to be 3m in height and is to be a maximum distance of 0.5m from the edge of the sports dome. This differs only marginally from that granted previously, in that a 2m walk way between the existing pitches to the south and the

	<p>proposed perimeter fence around the dome and a 3m distance between the perimeter fence and the dome to allow the fence to surround the machine room.</p> <p><u>Open Space Provision</u></p>
9.9	<p>It is considered that the proposal enhances the recreational facility, providing an indoor recreational area all year round. The pitches which the dome will cover, whilst not fully implemented are previously approved under application ref S/2011/0092/F. This permission has commenced and therefore the remainder of the pitches not in situ can be implemented by the applicant at any time. The dome will enhance the current provision by providing a facility that can be used throughout the year during winter and inclement weather, making the pitches more usable.</p> <p><u>Impact on Residential Amenity</u></p>
9.10	<p>The proposed development is located to the South of no. 32 Arlington Drive and to the west of 46 Garnock Hill, the two closest residential properties. The site sits at a lower level to these two properties and the adjacent access road to the site. No.32 Arlington Drive is approximately 45m from the eastern corner of the site and approximately 100m from the proposed plant room. No.46 Garnock Hill is approximately 45m from the northern corner of the site and approximately 93m from the proposed plant room. Therefore, in terms of noise impact it is considered that the proposal will not result in noise disturbance.</p>
9.11	<p>In terms of the impact from light inside the dome, the previous approval S/2011/0092/F, granted permission for the erection of 24 no. flood lights columns and 40.no. lamps. As discussed above the agent has clarified that the dome will only requires internal lighting and the external floodlighting previously approved will not be required. It is considered that the proposed internal lighting in the dome is acceptable and will reduce overspill of light to neighbouring residential properties.</p> <p><u>Parking Provision and Access</u></p>
9.12	<p>Transport NI advised they had no objection to the proposal. The access and parking provision for the pitches was previously approved under planning application S/2011/0092/F.</p> <p><u>Other Environmental Factors</u></p>
9.13	<p>A Drainage Assessment been submitted and Rivers Agency has confirmed further evidence is required regarding micro-drainage – no objections in principle. It is therefore requested that Committee delegate authority to the Interim Head of Planning and Policy to impose any conditions requested by the Rivers Agency.</p>
9.14	<p>Environmental Health has also confirmed no objection to the proposal.</p> <p><u>Consideration of Representations</u></p> <p>The issues raised by objectors will be addressed individually below;</p> <ul style="list-style-type: none"> • Noise pollution – Environmental Health has considered the proposal including the plant and equipment and distance from the nearest residential properties and consider the proposal to be acceptable. The principle of 3G pitches has been previously established under planning permission S/2011/0092/F; In terms of disruption during construction this is considered

to be a short term impact and not so significantly detrimental to residential amenity to warrant a refusal.

- **Traffic** – Transport NI considered the proposal and has no objection to the proposal. Impact on traffic, parking and access were deemed acceptable and approved under planning permission S/2011/0092/F.
- **Lighting** - Flood lighting was previously approved under planning permission S/2011/0092/F. Environmental Health consider the addition of the sports dome as beneficial in the prevention of overspill of lighting.
- **Potential anti-social behaviour / Health and Safety**– Anti-social behaviour is outside the remit of planning and is to be dealt with by the relevant authority the Police Service for Northern Ireland (PSNI);
- **Lack of parking** - Transport NI considered the proposal and has no objection to the scheme, which in itself will not create a new use or generate additional parking, relative to that already granted in association with the pitches under planning permission S/2011/0092/F.
- **Neighbour notification during half term and people away on holiday, impacting on time to comment on proposal** – The neighbour notification period is a statutory time period of 14 days as set out in the legislation.
- **Impact of dome on child safety;** Public Safety within events is a matter to be dealt with and managed by other statutory undertakers.
- **Security for Suffolk Estate;** this is a matter for the PSNI.
- **Disruption to area during construction** – Disruption during construction is temporary and not considered to be of a duration or significant long term impact on amenity.
- **Queried benefit to the area;** Through the planning application process, the benefits from such a scheme *are considered in land use terms only, an application is considered on its merits and in this case it is considered that it complies with Planning policy and its impacts are not considered to be detrimental to amenity.*
- **Constant noise by the council cutting and maintaining the grounds from very early morning & further development will compound the problem** - Environmental Health has advised that no complaints have been received regarding noise by council maintenance. Environmental Health has considered the proposal including the plant and equipment and distance from the nearest residential properties and consider the proposal to be acceptable.
- **The area being properly policed for drug users** – This is outside the remit of planning and would be a matter to be dealt with by the relevant authority the Police Service for Northern Ireland (PSNI).

<p>10.0</p> <p>10.1</p>	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 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 Rating Level (dB LAr) of sound from all combined plant associated with the development shall not exceed the background sound level (for both daytime and night time) at the nearest sound sensitive premises when measured in accordance with assessment methodology outlined in BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound. Reason: In the interest of residential amenity 3. The development shall not be operational between the hours of 22.00hrs and 09.00hrs on any day. Reason: In the interests of residential amenity <p>Informatives</p> <ol style="list-style-type: none"> 1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development. 2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands. 3. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011 Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at http://www.britastro.org/dark-skies/pdfs/ile.pdf. 4. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011 The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby residential premises. 5. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011 Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk

	<p>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.</p>
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ANNEX	
Date Valid	9th May 2017
Date First Advertised	2nd June 2017
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Arlington Drive,Belfast,Antrim,BT10 0NQ, The Owner/Occupier, 1 Brooke Court,Belfast,Antrim,BT11 9NX, The Owner/Occupier, 1 Brooke Drive,Belfast,Antrim,BT11 9NW, The Owner/Occupier, 10 Arlington Drive,Belfast,Antrim,BT10 0NQ, The Owner/Occupier, 10 Dunmurry Lodge,Belfast,Antrim,BT10 0GR, The Owner/Occupier, 10 Garnock Hill,Belfast,Antrim,BT10 0AW, The Owner/Occupier, 10 Tildarg Avenue,Belfast,Antrim,BT11 9LW, The Owner/Occupier, 101 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 103 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 105 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 107 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 109 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 11 Arlington Drive,Belfast,Antrim,BT10 0NQ, The Owner/Occupier, 11 Dunmurry Lodge,Belfast,Antrim,BT10 0GR, The Owner/Occupier, 11 Garnock Hill,Belfast,Antrim,BT10 0AW, The Owner/Occupier, 111 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 113 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 115 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 117 Blacks Road,Belfast,Antrim,BT10 0NF, The Owner/Occupier, 117 Oakhurst Avenue,Belfast,Antrim,BT10 0PD, The Owner/Occupier, 119 Blacks Road,Belfast,Antrim,BT10 0NF, The Owner/Occupier, 119 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,</p>	

The Owner/Occupier,
12 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
12 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
12 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
12 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
Walter McVeigh
12, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
The Owner/Occupier,
121 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
122 Blacks Road,Belfast,Antrim,BT10 0NF,
The Owner/Occupier,
122a ,Blacks Road,Belfast,Antrim,BT10 0NF,
The Owner/Occupier,
122b ,Blacks Road,Belfast,Antrim,BT10 0NF,
The Owner/Occupier,
123 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
125 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
127 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
129 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
13 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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13 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
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13 Garnock Hill,Belfast,Antrim,BT10 0AW,
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13 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
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139 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
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14 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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14 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
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14 Garnock Hill,Belfast,Antrim,BT10 0AW,
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14 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
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140 Blacks Road,Belfast,Antrim,BT10 0NF,
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141 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
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 145 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
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 15 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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 15 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
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 15 Garnock Hill,Belfast,Antrim,BT10 0AW,
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 16 Garnock Hill,Belfast,Antrim,BT10 0AW,
 Roger Moody
 16 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
 The Owner/Occupier,
 17 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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 19 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
 The Owner/Occupier,
 19 Garnock Hill,Belfast,Antrim,BT10 0AW,
 Victoria Johnston
 19, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
 The Owner/Occupier,
 19a - 21 ,Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 1a ,Brooke Drive,Belfast,Antrim,BT11 9NW,
 The Owner/Occupier,
 1b ,Brooke Drive,Belfast,Antrim,BT11 9NW,
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 1c ,Brooke Drive,Belfast,Antrim,BT11 9NW,
 The Owner/Occupier,
 2 Arlington Drive,Belfast,Antrim,BT10 0NQ,

The Owner/Occupier,
2 Brooke Court,Belfast,Antrim,BT11 9NX,
The Owner/Occupier,
2 Brooke Park,Belfast,Antrim,BT10 0NJ,
Deborah Spence
2, Carnanmore Gardens, Belfast, Antrim, Northern Ireland, BT11 9LZ
The Owner/Occupier,
20 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
20 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
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20 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
20 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
Matthew Sheridan
20, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
The Owner/Occupier,
21 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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26, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
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27 Arlington Drive,Belfast,Antrim,BT10 0NQ,
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 34 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 34 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
 Gerald Burroughs
 34 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 34 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
 Rachel McDougall
 34, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 The Owner/Occupier,
 35 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 35 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
 The Owner/Occupier,
 35 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 35 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 36 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 36 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
 The Owner/Occupier,
 36 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 36 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
 The Owner/Occupier,
 37 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 37 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
 The Owner/Occupier,
 37 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,

37 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
Marian McAnulty
38 Arlington Drive, Belfast, BT10 0NQ
Marian Mcanulty
38 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
38 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
38 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
38 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
The Owner/Occupier,
39 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
39 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
39 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
39 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
3a ,Brooke Drive,Belfast,Antrim,BT11 9NW,
The Owner/Occupier,
3b ,Brooke Drive,Belfast,Antrim,BT11 9NW,
The Owner/Occupier,
4 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
4 Brooke Court,Belfast,Antrim,BT11 9NX,
The Owner/Occupier,
4 Brooke Park,Belfast,Antrim,BT10 0NJ,
The Owner/Occupier,
4 Garnock Hill Park,Dunmurry,Belfast,Antrim,BT10 0GS,
The Owner/Occupier,
4 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
The Owner/Occupier,
40 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
40 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
40 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
40 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
The Owner/Occupier,
41 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
41 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
41 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
41 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
42 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
42 Dunmurry Lodge,Belfast,Antrim,BT10 0GR,
The Owner/Occupier,
42 Garnock Hill,Belfast,Antrim,BT10 0AW,

anne-marie donnelly
43 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
43 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
43 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
44 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
44 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
45 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
45 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
45 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
46 Garnock Hill,Belfast,Antrim,BT10 0AW,
Gerard Dornan
46, Garnock Hill, Belfast, Antrim, Northern Ireland, BT10 0AW
The Owner/Occupier,
47 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
47 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
47 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
48 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
48 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
49 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
49 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
49 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
5 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
5 Brooke Drive,Belfast,Antrim,BT11 9NW,
The Owner/Occupier,
5 Brooke Manor,Belfast,Antrim,BT11 9NY,
The Owner/Occupier,
5 Garnock Hill Park,Dunmurry,Belfast,Antrim,BT10 0GS,
The Owner/Occupier,
50 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
50 Carnanmore Park,Belfast,Antrim,BT11 9LY,
The Owner/Occupier,
50 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
51 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
51 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,

51 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 52 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 52 Carnanmore Park,Belfast,Antrim,BT11 9LY,
 The Owner/Occupier,
 52 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 53 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 53 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 54 Carnanmore Park,Belfast,Antrim,BT11 9LY,
 The Owner/Occupier,
 54 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 55 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 55 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 56 Carnanmore Park,Belfast,Antrim,BT11 9LY,
 The Owner/Occupier,
 56 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 57 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 57 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 58 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 58a ,Carnanmore Park,Belfast,Antrim,BT11 9LY,
 The Owner/Occupier,
 58a ,Garnock Hill,Belfast,Antrim,BT10 0AW,
 Melissa Spence
 58a, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LY
 The Owner/Occupier,
 58b ,Carnanmore Park,Belfast,Antrim,BT11 9LY,
 The Owner/Occupier,
 59 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 59 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 59a ,Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 6 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 6 Brooke Manor,Belfast,Antrim,BT11 9NY,
 The Owner/Occupier,
 6 Garnock Hill Park,Dunmurry,Belfast,Antrim,BT10 0GS,
 The Owner/Occupier,
 6 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
 Danielle Bradshaw
 6, Ringford Park, Belfast, Antrim, Northern Ireland, BT11 9LH
 The Owner/Occupier,
 60 Carnanmore Park,Belfast,Antrim,BT11 9LY,

The Owner/Occupier,
60 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
60a ,Carnanmore Park,Belfast,Antrim,BT11 9LY,
The Owner/Occupier,
60b ,Carnanmore Park,Belfast,Antrim,BT11 9LY,
The Owner/Occupier,
61 Blacks Road,Belfast,Antrim,BT11 9LS,
The Owner/Occupier,
61 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
61 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
62 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
63 Blacks Road,Belfast,Antrim,BT11 9LS,
The Owner/Occupier,
63 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
63 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
64 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
65 Blacks Road,Belfast,Antrim,BT11 9LS,
The Owner/Occupier,
65 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
65 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
66 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
67 Blacks Road,Belfast,Antrim,BT11 9LS,
The Owner/Occupier,
67 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
69 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
7 Arlington Drive,Belfast,Antrim,BT10 0NQ,
The Owner/Occupier,
71 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
73 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
75 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
75 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
76 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
77 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,
77 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
The Owner/Occupier,
78 Garnock Hill,Belfast,Antrim,BT10 0AW,
The Owner/Occupier,

79 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 79 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 8 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 8 Tildarg Avenue,Belfast,Antrim,BT11 9LW,
 The Owner/Occupier,
 80 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 81 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 81 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 82 Garnock Hill,Belfast,Antrim,BT10 0AW,
 The Owner/Occupier,
 83 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 85 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 87 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 89 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 9 Arlington Drive,Belfast,Antrim,BT10 0NQ,
 The Owner/Occupier,
 9 Garnock Hill,Belfast,Antrim,BT10 0AW,
 Carole Spence
 9, Ringford Park, Belfast, Antrim, Northern Ireland, BT11 9LH
 The Owner/Occupier,
 91 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 93 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 95 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 97 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 99 Oakhurst Avenue,Belfast,Antrim,BT10 0PD,
 The Owner/Occupier,
 Belb,Suffolk Youth Club,67 Blacks Road,Belfast,Antrim,BT11 9LS,
 The Owner/Occupier,
 Fruit Of The Wine,114 Blacks Road,Belfast,Antrim,BT10 0NF,
 The Owner/Occupier,
 G & O Electrical Services Ltd,26 Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Kilwee Industrial Estate,Dunmurry,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Kilwee Industrial Estate,Dunmurry,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Landbridge Logistics Ltd,Unit 8,8 Kilwee Industrial Estate,Dunmurry,Antrim,,
 The Owner/Occupier,
 Laser,25 Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Manlee,118 Blacks Road,Belfast,Antrim,BT10 0NF,

The Owner/Occupier,
 Moor Park Filling Station,120 Blacks Road,Belfast,Antrim,BT10 0NF,
 The Owner/Occupier,
 Roslyn,Blacks Road,Belfast,Antrim,BT10 0NF,
 The Owner/Occupier,
 Scoffs,116 Blacks Road,Belfast,Antrim,BT10 0NF,
 The Owner/Occupier,
 Sparkford,119 Blacks Road,Belfast,Antrim,BT10 0NF,
 Residents Association
 Suffolk Community Centre, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX
 The Owner/Occupier,
 Suffolk Community Centre,Carnamore Park,Belfast,BT11 9LX
 The Owner/Occupier,
 Suffolk Community Centre,Suffolk Community Centre,Carnanmore Park,Belfast,Antrim,BT11 9LX,
 The Owner/Occupier,
 Suffolk Primary School,Blacks Road,Belfast,Antrim,BT11 9LS,
 The Owner/Occupier,
 Unit 22,22 Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Unit 23,23 Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 The Owner/Occupier,
 Unit 7,7 Kilwee Industrial Estate,Dunmurry,Antrim,BT41 1AJ,
 The Owner/Occupier,
 Youth For Christ Northern Ireland,1,26a ,Kilwee Industrial Estate,Dunmurry,Antrim,BT17 0HD,
 Emer Bennett

Gerald Burroughs

Date of Last Neighbour Notification

Date of EIA Determination

N/A

ES Requested

No

Planning History

Ref ID: LA04/2017/0402/DETEI

Proposal: EIA Request File

Address: Lands bounding Colin River from Glen Road in the west to Old Golf Course Road in South east.,

Decision:

Decision Date:

Ref ID: S/2014/0519/F

Proposal: Conversion of part of the old driving range into a room to be used for a community fitness suite.

Address: Colin Valley Golf Course, 115 Blacks Road, Dunmurry, BT10 0NF.,

Decision: PG

Decision Date: 16.09.2014

Ref ID: S/2013/0408/F

Proposal: Footpaths, metal and timber fencing, steps, car park, seating and bins, adult trim trail, equipment, 2 footbridges, viewing platform, artwork, lighting, trees, shrub planting, grass and wildflower areas, interpretive and way finding signs.

Address: Land between Garnock Hill and Arlington Drive, Lisburn,

Decision: PG

Decision Date: 14.02.2014

Ref ID: S/1997/0329

Proposal: Golf club development both building and driving range Colin Valley Golf Course Blacks Road Belfast

Address: Colin Valley Golf Course Blacks Road Belfast

Decision:

Decision Date: 03.10.2000

Ref ID: S/2011/0149/F

Proposal: Proposed new golf driving range building.

Address: Colin Valley Golf Club, 115 Blacks Road, Belfast, BT10 0NF.,

Decision:

Decision Date: 31.05.2011

Ref ID: S/1996/0093

Proposal: Golf Clubhouse, Indoor & Outdoor Bowling facilities and Ancillary Accommodation (AMENDED PLANS)

Address: COLIN VALLEY GOLF COURSE BLACKS ROAD BELFAST

Decision:

Decision Date:

Ref ID: S/2011/0092/F

Proposal: To construct a third generation synthetic pitch with perimeter fencing and floodlights. The pitch will be subdivided into smaller pitches. The total area will be 120m x 65m.

Address: 115 Blacks Road, Belfast, BT10 0NF., Decision Date: 14.03.2011

Representations from Elected members:

Councillors Walsh and Garrett – update on status of the application

Notification to Department (if relevant) – N/A

Date of Notification to Department:

Response of Department: