

Development Management Report Committee Application

Summary	
Committee Meeting Date: 16 January 2018	
Application ID: LA04/2017/0510/RM	
Proposal: Residential development comprising 23 detached and 104 semi-detached dwellings and 3 town houses (total 130), access and road infrastructure, landscaping and public open space to include an equipped children's play area. (revised proposal and drawings)	Location: Lands at Castlehill south of Woodcroft Heights and east of Glenview Avenue and Castlegrange Belfast
Referral Route: Committee – exceeds delegated thresholds and objections received	
Recommendation:	APPROVAL
Applicant Name and Address: Castlehill Developments Limited 14 Holywell Row London EC2A4JB	Agent Name and Address: Pragma Planning Limited Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
<p>Executive Summary:</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposed use at this site; - Design and layout considerations; - Impact on visual amenity / character of the area; - Impact on residential amenity; - Impact on infrastructure; <p>12 objections have been received.</p> <p>The application site was zoned for housing under the adopted BMAP that has since been subject to a successful legal challenge, and outline permission was granted in January 2016 as it was in accordance with the plan at that time. Significant weight must be attributed to the extant outline permission granted January 2016. Accordingly, the principle of development has already been accepted, and as the application is for reserved matters details linked to the extant outline approval, these factors outweigh the reversion of the site to countryside status under BUAP and dBMAP.</p> <p>The layout accords with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings – approximately 15m min between front elevations at closest, with separation distances between rear elevations generally in excess of 20m. New dwellings are generally sited in excess of 30m to existing dwellings save at two locations where it reduces to 20m approximately. The layout and density broadly accords with the suburban character of the locality in terms of built form and arrangement. Residential amenity of existing</p>	

and prospective residents will not be adversely affected due to sufficient separation distances. Dwellings are generally 6m to eaves with ridges height varying between 9 and 10m depending on house type. The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios, and taking account of the previous permissions in the locality.

Consultees including Environmental Health, Transport NI, Rivers Agency, NIEA, NI Water, Natural Heritage, have no objections to the proposal subject to conditions and/or informatives.

Having had regard to relevant planning policies and other material considerations, it is recommended that the proposal should be approved subject to conditions. Delegation of final conditions to the Director Planning & Place is requested.

2.0	<p>Description of Proposal</p> <p>Residential development comprising 23 detached and 104 semi-detached dwellings and 3 town houses (total 130), access and road infrastructure, landscaping and public open space to include an equipped children's play area.</p>
3.0	<p>Site History</p> <p>Y/2014/0372/O - Residential Development Address: Lands at Quarry Hill, South of Woodcroft Heights and East of Glenview Avenue and Castlegrange BT5 7GU, Approved: 08.01.2016</p> <p>Planning history for residential development in the immediate vicinity of the site (see end of report).</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 draft Belfast Metropolitan Area Plan 2015
4.2	<p>Strategic Planning Policy Statement (SPPS) Planning Policy Statement 2 (PPS2) - Planning and Nature Conservation Planning Policy Statement 3 (PPS3) - Access, Movement and Parking Planning Policy Statement 13 (PPS13) - Transportation and Land Use Planning Policy Statement 7 (PPS7) - Residential Development Planning Policy Statement 12 (PPS12) - Housing in Settlements Planning Policy Statement 15 (PPS15) - Planning and Flood Risk Planning Policy Statement 8 (PPS8) - Open Space</p> <p>Supplementary Planning Guidance including 'Creating Places', Development Control Advice Note 8 Housing in Existing Urban Areas, and Parking Standards.</p>
5.0	Statutory Consultee Responses
	<p>NI Water - No objection DARD - Rivers Agency - No objection NIEA - Waste Management - No objection subject to conditions DFI - Transport NI - No objection subject to conditions DFC - Natural Heritage - no objections subject to conditions</p>
6.0	Non Statutory Consultee Responses
	Environmental Health – no objections
7.0	Representations
	<p>The application has been neighbour notified and advertised in the local press and 12 representations have been received raising the following issues (summarised):</p> <ul style="list-style-type: none"> - development of Green Belt Area; - drainage and sewerage problems will be exacerbated; - increased flood risk; - type of development - private or public housing; - impact on amenity of existing dwellings including dominance and overshadowing; - overdevelopment of sloping site; - major traffic disruption; - noise and disturbance impacts;

	<ul style="list-style-type: none"> - detrimental impact to wildlife; - potential archaeological sites/impacts; - impact on views; <p>These issues will be considered in the assessment below.</p> <p>No representations from any elected representatives have been received.</p>
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposed use at this site; - Design and layout considerations; - Impact on visual amenity / character of the area; - Impact on residential amenity; - Impact on infrastructure;
9.2	<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 paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3, 7 and 12 remain applicable under ‘transitional arrangements’. Planning Policy Statement 7 relates to quality in housing developments. PPS 7 objectives places emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. It also states that in established residential areas proposals will not be permitted where unacceptable damage to local character would result. QD1 lists 9 criteria with which all proposals for residential development must conform. Planning Policy Statement 12, Development Control Advice Note 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and policy LC1 is relevant to the proposal. PPS8 is relates to open space and policy OS2 requires open space provision within new residential developments.</p> <p>Principle</p>
9.3	<p>Within the BUAP, the application site is located outside the development limit identified for Belfast and accordingly is located within the countryside. Within dBMAP, the site falls within ‘Metropolitan Castlereagh’ and also falls outside the development limit.</p> <p>Within the successfully challenged BMAP, the proposed site is located within the development limit and is subject to a zoning for housing MCH 04/14 in the Belfast Metropolitan Area Plan (BMAP). One Key Site Requirement [KSR] stipulates that access shall be from Quarry Hill or through Castlegrange housing development.</p> <p>Whilst the proposal would be contrary to BUAP due to the countryside designation, significant weight must be attributed to the extant outline permission granted prior to the</p>

	<p>successful legal challenge to BMAP. Accordingly, the principle of development has already been accepted, and as the application is for reserved matters details linked to the extant outline, these factors outweigh the reversion of the site to countryside status under BUAP and dBMAP.</p>
	<p>Layout</p>
<p>9.4</p>	<p>The layout accords with supplementary guidance in terms of separation distances between proposed and neighbouring existing buildings – approximately 15m min between front elevations at closest, with separation distances between rear elevations generally in excess of 20m. New dwellings are generally sited in excess of 30m to existing dwellings save at two locations where it reduces to 20m approximately. The layout and density broadly accords with the suburban character of the locality in terms of built form and arrangement. In regards topography, the layout generally follows the topography of the site as far as practicable in that limited site remodelling and retaining structures are necessary. Remodelling will be required along the northern site boundary, however the revised peak of the slope will be located approximately 20m from the rear of existing properties.</p>
	<p>Design & Materials</p>
<p>9.5</p>	<p>The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios, to the previous permissions in the locality. A mixture of house types are proposed. Dwellings are generally 6m to eaves with ridges height varying between 9 and 10m depending on house type. 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>Impact on Residential Amenity</p>
<p>9.6</p>	<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 no overlooking of neighbouring properties. In addition, there is sufficient separation distances to existing neighbouring properties to ensure that dominance and overshadowing will not occur to an unacceptable degree – 28m at closest point to dwellings to the north, 20m at closest to the west, and 38m 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>
	<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>Amenity and Open Space</p>
<p>9.7</p>	<p>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 71sqm in several dwelling units, increasing to approximately 226sqm, with the majority of dwellings having rear amenity areas of in excess of 90sqm. Communal open space is provided at three locations. A small area is provided at the site entrance that includes landscaped areas and seating, a main area located roughly centrally within the site and includes provision of a play park area, seating</p>

	<p>and landscaped areas. A further smaller area of communal space is provided in the north-eastern corner of the site. This area will be of limited function by virtue of its steep topography. However, it will provide a visual break and amenity to this area of the site. Communal open space (3500sqm approximately) comprises a main area roughly centrally within the site, with further amenity areas around the site periphery, including a playground area approximately 150 sqm). Within this suburban context, the level of provision is considered acceptable, and related requirements under the outline conditions, PPS7 and PPS8 are therefore satisfied. Conditions are necessary to secure provision and adequate maintenance arrangements.</p> <p>Landscaping:</p>
<p>9.8</p>	<p>QD1 (b) of PPS7 relates to landscape features. The site has landscape features comprising boundary hedging and trees. NIEA have requested the retention of some of the trees to ensure protected species are not compromised. The layout includes a landscaping scheme for the areas of open space, within the curtilage of new buildings, and around the site boundaries, including landscape buffer planting along site boundaries. It includes the retention of the majority of trees, and new planting of approximately 172 trees with additional feathered trees. Hedge, shrub and screen planting is also proposed. 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>9.9</p>	<p>Access, Parking, and transport</p> <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 proposal will not result in a significant impact on traffic or road safety. In curtilage parking provision is provided in accordance with the parking standards. This aspect is considered compliant with PPS3, associated guidance, and criteria [f] of QD1. Objections in this regard have been fully considered, however these aspects are considered acceptable given the Transport NI response.</p> <p>Consultations</p>
<p>9.10</p>	<p>Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues.</p>
<p>9.11</p>	<p>DFC Natural Heritage have no objections in terms of impact on flora and fauna subject to condition retaining existing trees, and DFC HED have no objections regarding impact on historic buildings or archaeology. Accordingly, the application is considered compliant with PPS2 and PPS6 in relation to these issues. Objections in this regard have been fully considered, however these aspects are considered acceptable given the consultee responses.</p>
<p>9.12</p>	<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. NI Water has no objection in relation to sewerage and associated infrastructure.</p> <p>Objections:</p>

9.13	<p>A number of the issues raised have been considered in the above assessment. Other issued raised are considered below:</p> <ul style="list-style-type: none"> - Unstable land
9.14	<p>The above issues require an engineering solution to resolve by the developer. Any damage caused to 3rd party land or structure is a civil matter between the developer and relevant parties.</p> <ul style="list-style-type: none"> - No pre-community consultation
9.15	<p>The application is for reserved matters and relates to an outline application received in 2014 and approved in January 2016. Accordingly, the outline application was submitted prior to 1st July 2015, when the legislative requirement for pre-application consultation was introduced. Accordingly, the requirements for pre-submission consultation are not applicable in this case. Notwithstanding this issue, notification via advertisement and neighbour notification letters has been undertaken in accordance with standard procedures.</p> <ul style="list-style-type: none"> - Loss of view
9.16	<p>The development will restrict certain vistas of the countryside to the south from residential properties adjacent to the site. However, it is not considered that the layout will impact on amenity in this regard due to the arrangement and separation distances as discussed above. In any case, the principle of development of this site was accepted via the previously adopted BMAP and Outline permission and deemed that any development would not adversely impact on landscape character, setting, and amenity of the locality.</p>
10.0	<p>Taking account of other material considerations including relevant planning policies, it is considered acceptable and planning permission is recommended subject to conditions.</p>

Neighbour Notification Checked Yes

Draft Conditions (final conditions delegated to Director of Planning & Place requested):

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.
2. 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 development shall take place within the curtilage of any dwelling hereby approved, including the enlargement, improvement or other alteration of any dwelling house and formation of vehicular / pedestrian accesses, without the written permission of Belfast City Council Local Planning Authority.

Reason: To preserve the integrity of the design and layout of the development and in the interests of residential amenity.

3. 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 thereafter.

Reason: In the interest of privacy and amenity.

4. The development shall be constructed in accordance with the agreed phasing plan and the construction of any subsequent phase shall not be commenced before the works comprised in all previous phases are completed.

REASON: To secure the programming and phasing of, and an orderly pattern to the development.

5. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

6. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

7. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

The developer shall inform Belfast City Council Planning Authority on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

8. All hard and soft landscape works shall be completed in accordance with the approved drawing no 18A date stamped received 3rd August 2015, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant

material with the National Plant Specification NPS no later than the end of the before the planting season following occupation of each of the dwellings hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936,

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

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

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

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

10. Trees and vegetation to be retained within the site and proposed planting as indicated on approved 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.

11. 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.

12. 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.

13. All external lighting on site shall utilise LEDs in accordance with the Lighting Report conducted by Doherty Consulting Services on 12th May 2017, date stamped 16th May 2017 by the Belfast Planning Authority.

REASON: To ensure protected species are not adversely affect by the development.

14. No 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.

15. No dwelling shall be occupied until the revised junction and the new right turn facility at Quarry Hill/Castlehill Farm and the Ballygowan Road (A23) has been constructed generally in accordance with the agreed Drawing No.s 16096-MRA-001 and 16096-MRA-002B under the Design Scheme Overview reference CO 401497 to the satisfaction of DfI Roads.

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

16. The Private Streets (Northern Ireland) Order 1980.
The Department hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing No. P295/R01n Proposed Road Layout Revision P01, 'Private Streets Determination bearing the Belfast City Council Planning Office date stamp 15 December 2017 and DfI Roads determination stamp of 04/January 2017. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

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

17. No part of the development hereby permitted shall be occupied until the vehicular accesses, including visibility splays and any forward sight distance, have been constructed in accordance with the approved layout Drawing No. P295/R01n Proposed Road Layout Revision P01, 'Private Streets Determination bearing the Belfast City Council Planning Office date stamp 15 December 2017. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway 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.

Signature(s)

Date:

ANNEX	
Date Valid	8th March 2017
Date First Advertised	31st March 2017
Date Last Advertised	17th November 2017
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 1 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 10 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 10 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX, The Owner/Occupier, 11 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX, The Owner/Occupier, 111 Lower Braniel Road, Braniel, Belfast, Down, BT5 7NL, The Owner/Occupier, 16 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 17 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 17 Cormorant Park, Braniel, Belfast, Down, BT5 7NB, The Owner/Occupier, 18 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 18 Cormorant Park, Braniel, Belfast, Down, BT5 7NB, The Owner/Occupier, 19 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, Charles Riordan, 19 Cormorant Park, Braniel, Belfast, Down, BT5 7NB, The Owner/Occupier, 2 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 20 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 20 Cormorant Park, Braniel, Belfast, Down, BT5 7NB, The Owner/Occupier, 20 Oakhill, Castlereagh, Down, BT5 7GS, The Owner/Occupier, 21 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 21 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 21 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ, The Owner/Occupier, 21 Oakhill, Castlereagh, Down, BT5 7GS, The Owner/Occupier, 22 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 22 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 22 Oakhill, Castlereagh, Down, BT5 7GS, The Owner/Occupier, 23 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 23 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, paul mcilrath, 23 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ, The Owner/Occupier, 23 Oakhill, Castlereagh, Down, BT5 7GS, The Owner/Occupier, 24 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 25 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, Terry McCaffrey, 25 Castlehill Farm Castlereagh Down The Owner/Occupier, 25 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ, The Owner/Occupier, 25 Glenview Crescent, Carnamuck, Belfast, Down, BT5 7LX, The Owner/Occupier, 26 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 26 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU, The Owner/Occupier, 27 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 27 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ, The Owner/Occupier, 27 Glenview Crescent, Carnamuck, Belfast, Down, BT5 7LX, Ethel White, 27, Glenview Avenue, Belfast, Down, Northern Ireland, BT5 7LZ The Owner/Occupier, 28 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 29 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT, The Owner/Occupier, 29 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ, The Owner/Occupier, 29 Glenview Crescent, Carnamuck, Belfast, Down, BT5 7LX,</p>	

The Owner/Occupier, 3 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 Edwin Howe, 3, Castlehill Farm, Castlereagh, Down, Northern Ireland, BT5 7GU
 The Owner/Occupier, 30 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 31 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 31 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 32 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 33 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 34 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 35 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 35 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 36 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 37 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 37 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 Kathy Martin, 38 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 39 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 The Owner/Occupier, 39 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 4 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier, 4 Woodcroft Rise, Braniel, Belfast, Down, BT5 7PP,
 The Owner/Occupier, 40 Castlegrange, Carnamuck, Belfast, Down, BT5 7GT,
 S Downey, 40 Glenview Avenue Carnamuck Belfast
 The Owner/Occupier, 41 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 Rachel Battersby, 43 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 43 Lower Braniel Road, Braniel, Belfast, Down, BT5 7ND,
 The Owner/Occupier, 45 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 45 Lower Braniel Road, Braniel, Belfast, Down, BT5 7ND,
 The Owner/Occupier, 47 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 47 Lower Braniel Road, Braniel, Belfast, Down, BT5 7ND,
 The Owner/Occupier, 48 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier, 49 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 49 Lower Braniel Road, Braniel, Belfast, Down, BT5 7ND,
 The Owner/Occupier, 5 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier, 5 Woodcroft Rise, Braniel, Belfast, Down, BT5 7PP,
 The Owner/Occupier, 50 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier, 51 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 53 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 55 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 56 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier, 57 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 58 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 The Owner/Occupier, 59 Glenview Avenue, Carnamuck, Belfast, Down, BT5 7LZ,
 The Owner/Occupier, 6 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier, 6 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX,
 The Owner/Occupier, 6 Woodcroft Rise, Braniel, Belfast, Down, BT5 7PP,
 William Dale, 6, Woodcroft Heights, Belfast, Down, Northern Ireland, BT5 7NX
 William Dale, 6, Woodcroft Heights, Belfast, Down, Northern Ireland, BT5 7NX
 The Owner/Occupier, 60 Grey Castle Manor, Castlereagh, Belfast, Down, BT6 9QT,
 Trevor Tate, 7 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier, 7 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX,
 The Owner/Occupier, 7 Woodcroft Rise, Braniel, Belfast, Down, BT5 7PP,
 The Owner/Occupier, 8 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 The Owner/Occupier, 8 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX,
 Catherine Marshall, 9 Castlehill Farm, Braniel, Castlereagh, Down, BT5 7GU,
 kenneth robinson, 9 Woodcroft Heights, Braniel, Belfast, Down, BT5 7NX,

Date of Last Neighbour Notification	17th November 2017
ES Requested	No
Planning History	
<p>Ref ID: Y/2014/0372/O Proposal: Residential Development Address: Lands at Quarry Hill, South of Woodcroft Heights and East of Glenview Avenue and Castlegrange BT5 7GU, Decision: PG Decision Date: 08.01.2016</p> <p>Ref ID: Y/2012/0275/F Proposal: Erection of 9 No. detached dwellings (comprising of 1 No. house type), detached garages where shown and associated site works Address: Site 28m south of No. 45 Greycastle Manor, Castlereagh, BT6 9QT, Decision: PG Decision Date: 13.05.2016</p> <p>Ref ID: Y/1992/0375 Proposal: Housing development, 57 No. detached bungalows and villas. Address: LAND BETWEEN CHURCH ROAD AND BALLYGOWAN ROAD, SOUTH OF ROSEMOUNT PARK, CASTLEREAGH. Decision: Decision Date:</p> <p>Ref ID: Y/2002/0260/F Proposal: 5 detached dwellings and 9 apartments with access onto Whingrove Heights (additional plans) Address: Land to the rear of 45 and 60 Whingrove Heights (Grey Castle Manor Development), Church Road, Castlereagh. Decision: Decision Date: 28.04.2004</p> <p>Ref ID: Y/2000/0080/F Proposal: Access road to serve proposed housing developments and existing concrete works. Address: Ballygowan Road, Castlereagh, Decision: Decision Date: 23.09.2000</p> <p>Ref ID: Y/2000/0158/F Proposal: Demolition of existing bungalow and outbuildings, erection of 38 No. dwellings comprising townhouses and apartments. Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh. Decision: Decision Date: 22.11.2000</p> <p>Ref ID: Y/2000/0739/F Proposal: Changes to house types and apartment block (elevation and floor plan changes) for 38 No. dwellings comprising townhouses and apartments (amendment of planning permission Y/2000/0158) Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh Decision:</p>	

Decision Date: 06.06.2001

Ref ID: Y/2000/0157/F

Proposal: Erection of 12 No.apartments in 3 storey block (Demolition of existing bungalow and out buildings)

Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh.

Decision:

Decision Date: 22.11.2000

Ref ID: Y/2001/0183/F

Proposal: Erection of 3 No. dwellings

Address: Site Nos 25,26,27 'Castlegrange' housing development at lands at 70 Ballygowan Road, Castlereagh, Belfast

Decision:

Decision Date: 26.07.2001

Ref ID: Y/2003/0430/F

Proposal: Amendments to planning ref: Y/1999/0274 for 1No. dwelling to include the addition of a separate garage at site 2.

Address: Site known as 2 Castlehill Farm, Ballygowan Road, Castlereagh, BT8

Decision:

Decision Date: 05.11.2003

Ref ID: Y/1992/0374

Proposal: Housing development, 57 No.detached bungalows and villas

Address: LAND BETWEEN CHURCH ROAD AND BALLYGOWAN ROAD, SOUTH OF ROSEMOUNT PARK, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1992/6015

Proposal: HOUSING DEVELOPMENT ROSEMOUNT PARK

Address: ROSEMOUNT PARK

Decision:

Decision Date:

Ref ID: Y/1999/0274

Proposal: Housing development of 29 units

Address: Lands adjacent to 76 Ballygowan Road, Castlereagh

Decision:

Decision Date: 30.05.2001

Drawing Numbers and Title

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: