

Development Management Officer Report Committee Application

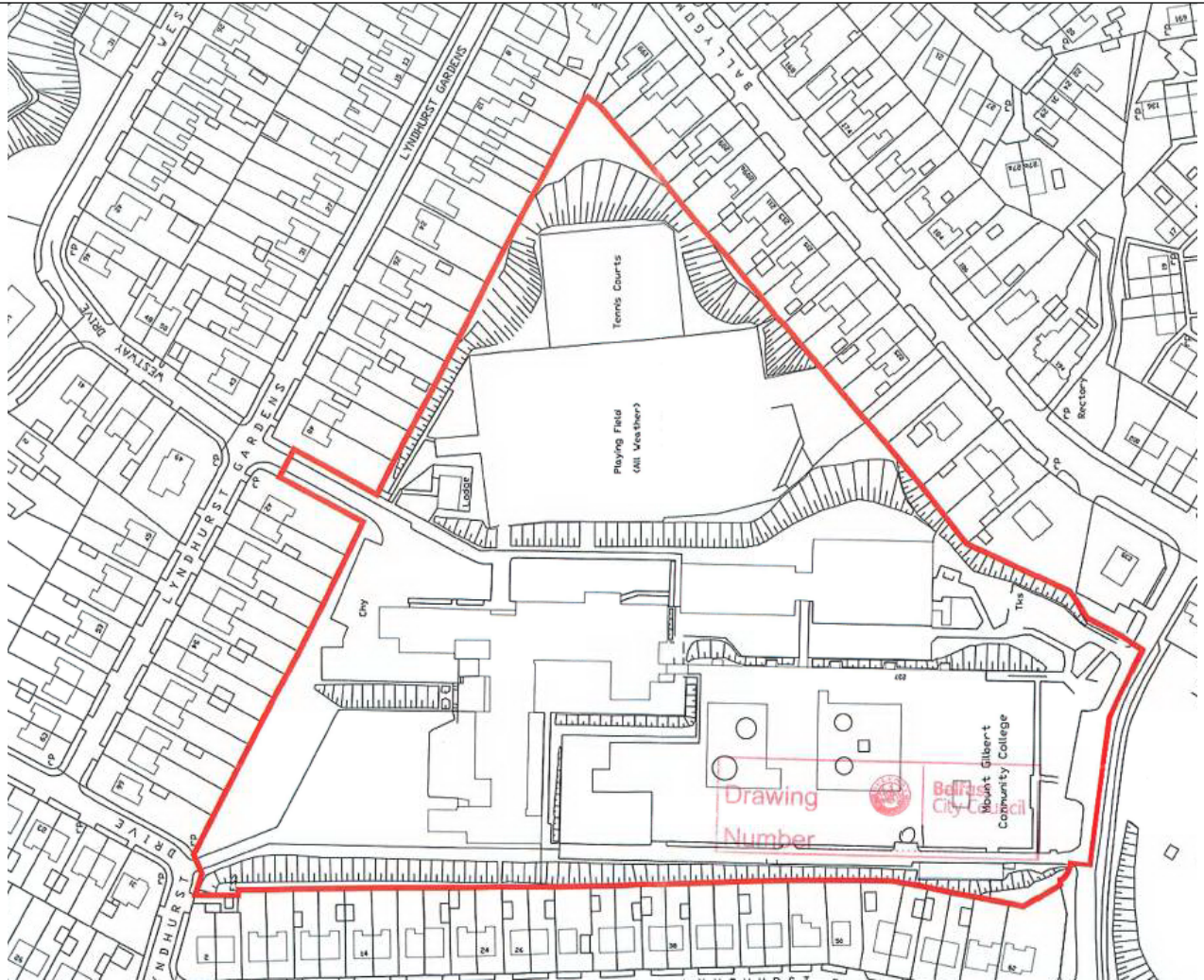
| Summary | |
|---|---|
| Committee Meeting Date: 12 June 2018 | |
| Application ID: LA04/2017/0323/O | |
| Proposal: Redevelopment of vacant Brownfield site to facilitate residential development and all associated site works. | Location: Vacant lands at the former Mount Gilbert Community College Ballygomartin Road Belfast BT13 |
| Referral Route: Major application | |
| Recommendation: | Approval |
| Applicant Name and Address: The Education Authority 40 Academy Street Belfast BT1 2NQ | Agent Name and Address: Robinson McIlwaine Architects 84-94 Great Patrick Street Belfast BT1 2LU |
| <p>Executive Summary: This application seeks Outline planning permission for the Redevelopment of vacant Brownfield site to facilitate residential development and all associated site works.</p> <p>The site is located at the site of the former Mount Gilbert Community College, Ballygomartin Road, Belfast. The site is identified as within the development limits of Belfast. The proposal is for outline planning application for redevelopment of the site for proposed residential development.</p> <p>The key issues are</p> <ul style="list-style-type: none"> (a) The principle of residential accommodation on the site (b) Design and layout (c) Road Safety and traffic (d) Impact on residential amenity (e) Impact on archaeological heritage and landscape (f) Contaminated land (g) Flood risk <p>Additional issues raised through 15 written representations were as follows, which are considered through the report:</p> <ul style="list-style-type: none"> - Loss of privacy and overshadowing from proposed dwellings at a higher level - Increased traffic - Japanese knotweed present on the site - Filled bank to the rear of Lyndhurst Gardens already too high without housing - Security, anti-social behaviour and litter from proposed pathways - Impact on natural heritage - Loss of views of the mountains - Other areas are more suitable - Poor drainage already in the area and this will exacerbate the problem <p>The principal of housing on the site is considered acceptable as the site is bounded by residential development on three side. All other issues raised have been assessed and the proposal is considered acceptable. It complies with the Area Plan and relevant policy and guidance.</p> | |

Consultees have no objections subject to conditions.

An approval with conditions is recommended and delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan

**Representations:**

| | |
|---|-----------------------|
| Letters of Support | None Received |
| Letters of Objection | 15 |
| Number of Support Petitions and signatures | No Petitions Received |
| Number of Petitions of Objection and signatures | No Petitions Received |

Characteristics of the Site and Area**1.0 Description of Proposed Development**

Redevelopment of vacant brownfield site to facilitate Residential development and all associated site works

2.0 Description of Site

The site is located at the former Mount Gilbert Community College, Ballygomartin Road, Belfast. The site is identified as within the development limits of Belfast. The site is a vacant plot of land which is, in parts, overgrown. The site can be accessed via Ballymagarry Lane, or Lyndhurst Gardens. The site is bounded by a mixture of metal fencing and vegetation. The site rises in level from the South East in a westerly direction. The area is characterised mainly by two storey semi-detached dwellings.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is no recent relevant planning history on the site to consider.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

Planning Policy Statement (PPS) 2: Natural Heritage

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.4 Planning Policy Statement (PPS) 6: Planning, Archaeology, and the Built Environment

4.5 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.6 Planning Policy Statement (PPS) 7 Addendum: Safeguarding the Character of Established Residential Areas

Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.7 Planning Policy Statement (PPS) 12: Housing in Settlements

4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees Responses

5.1 DfI Roads Service – No objection subject to conditions

5.2 Northern Ireland Water Ltd - No objection

5.3 DAERA Water Management Unit - No objection

5.4 DAERA Waste Management Unit – No objection subject to conditions

5.5 DAERA Natural Heritage – No objection

5.6 DfI Rivers Agency – No objection

5.7 Belfast City Airport – No objection

5.8 DoC Historic Environment Division, Historic Monuments – No objection

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – No objection subject to conditions

6.2 BCC Tree Officer – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. Fifteen representations have been received. The issues raised were as follows:

- Loss of privacy and overshadowing from proposed dwellings at a higher level
- Increased traffic
- Japanese knotweed present on the site
- Filled bank to the rear of Lyndhurst Gardens already too high without housing
- Security, anti-social behaviour and litter from proposed pathways
- Impact on natural heritage
- Loss of views of the mountains
- Other areas are more suitable
- Poor drainage already in the area and this will exacerbate the problem

8.0 Other Material Considerations

8.1 DCAN 8: Housing in Existing Urban Areas

8.2 DCAN 15: Vehicular Access Standards

8.3 Creating Places

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area

Plan 2015.

9.2 The site is located at the site of the former Mount Gilbert Community College, Ballygomartin Road, Belfast. The site is identified as within the development limits of Belfast. The proposal is for outline planning application for redevelopment of the site for proposed residential development.

9.3 The key issues are

- (a) The principle of residential accommodation on the site
- (b) Design and layout
- (c) Road Safety and traffic
- (d) Impact on residential amenity
- (e) Impact on archaeological heritage and landscape
- (f) Contaminated land
- (g) Flood risk

9.5 Fifteen objections were received from nearby residents which raised a number of issues outlined in para 7.0. These matters will be considered throughout the assessment in accordance with current legislation and planning policy.

Principle of development

9.6 The brownfield site was last in use for educational purposes. As stated previously, it is within the settlement limits of Belfast as shown in BMAP 2015 and on unzoned land, and therefore the principle of residential use here at this location is considered acceptable.

Design and layout

9.7 An indicative concept plan has been submitted which illustrates the layout of the proposed development. As this is an outline application detailed plans including number/mix of dwellings, eventual site layout, scale and form of development will be submitted as part of a reserved matters, or full, application in the future should this outline gain approval.

9.8 In relation to the character of the area criterion (a) of Policy QD 1 of PPS7 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. The proposed dwellings appear to follow a back to back arrangement with existing dwellings along the western and north eastern boundaries. Housing is also proposed for the middle of the site in 3 areas in a 'U shape'. They all display rear gardens. 3 storey apartments are proposed to the access at Ballymagarry Lane. The concept plan acknowledges the level changes on the site and suggests landscape buffers to the lower houses. This can be closely examined through the submission of further details should the outline be granted approval. Particular care should be taken when assessing any proposed development to the eastern point of the site where the former school tennis courts were which is on a much higher level than the existing dwellings surrounding it. From the concept plan the proposed development in terms of layout and scale broadly respects that of the surrounding area and topography of the site, although due to level changes, details of both existing and proposed levels should be conditioned as part of any approval.

9.9 Objectors raised concerns relating to the proposed footpaths and how this could lead to anti-social behaviour and security issues. The proposed links are not shown in detail, however the proposed landscaped areas will act as a buffer zone and the development of the site itself will increase surveillance. Accordingly, there appears to be no particular issues for concern for crime or personal safety.

9.10 The pattern of development is in keeping with the overall character of the existing area and the proposed density is not significantly higher than that found in the area. Therefore the proposal complies with LC 1 of Addendum to PPS7.

Open Space

9.11 The indicative site plan shows about 460 sq.m. of public open space. This complies with PPS8, Policy OS2 which states that the normal expectation will be at least 10% of the total site area. The requirement for the provision of private amenity space and public open space will be part of the reserved matters. It is recommended that a condition be attached to the outline requiring the submission and approval of a management plan for the maintenance of the public open space.

Road safety and traffic

9.11 The proposal has been assessed against PPS3: Access, Movement and Parking. DfI Roads Service are the authoritative body on road safety and transport issues and following consultation on the proposal, which included a Transport Assessment Form, they responded on 13/04/18 stating a number of conditions to be included on any approval, including the submission of a Residential Travel Plan at Reserved Matters stage. They have also stated that the proposed development will be served by a traffic calmed spine road connecting between Lyndhurst Gardens and Ballymagarry Lane to ensure a safe and convenient road system capable of efficiently distributing development traffic onto the road network. The proposal therefore complies with PPS 3, and criterion (e) of QD1 of PPS7.

Impact on residential amenity

9.12 In regards to 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 proposal backs onto residential dwellings at Lyndhurst Gardens, Ballygomartin Road and Lyndhurst Park. The concept sections submitted in April 2018??? All show proposed separations distances of greater than 20m. Creating Places advises in low-density developments, good practice indicates that a separation distance of around 20m or greater between the opposing rear first floor windows of new houses is generally acceptable. It is therefore considered that the indicated proposed separation distance is acceptable.

9.13 A noise survey was submitted and forwarded to BCC Environmental Health for comment. The survey concluded that with careful planning and early consultation with an acoustic consultant a residential development would be acceptable at this site. A number of conditions were suggested should approval be granted including the submission of a construction noise management plan which should be agreed in writing with the Planning Authority prior to the commencement of development.

Impact on archaeological heritage and landscape features

9.14 The site is located in the vicinity of an archaeological enclosure (ANT 060:041), however there are no landscape features afforded protection on or adjacent to the site. HED Historic Monuments confirmed within their consultation response dated 24/04/17 that no further archaeological works were required, following the submission of an Archaeological Impact Assessment, and concluded that the current proposal is satisfactory to the SPPS and PPS6 archaeological policy requirements.

9.15 An Environmental Impact Assessment was carried out on the proposal given that it fell within category 10(B) of the Planning EIA Regulations (NI) 2012 and the site is . However it was considered that the environmental impacts would not be so significant as to warrant an Environmental Statement. An ecological report was undertaken which found no protected species and concluded the site was of a low bio-diversity value.

9.16 The presence of Japanese knotweed was noted within the ecological survey undertaken, as well as by objectors. DAERA Natural Heritage Division noted within their consultation response that control measures must be taken to ensure any works do not cause it to spread either on or off the site. The issue of Japanese knotweed is outside of the remit of Planning legislation however it is classified as controlled waste under The Controlled Waste (Duty of Care)

Regulations (NI) 2002. It is the duty of the waste producer to inform the licensed waste carrier and licensed landfill site that the controlled waste material contains Japanese knotweed as part of the waste transfer process.

9.17 Some landscaping was detailed within the concept plan and a Tree Survey and accompanying report were submitted also. The BCC Tree Officer stated within his consultation response dated 25/05/18 that since the site is derelict a large number of trees on the site have self-seeded and are unmanaged. The more established trees are sited and rooted around the boundaries of the site, acting as a natural buffer to adjacent existing properties. It is considered important to try and retain and enhance this natural screening around the boundaries to reduce any impact of proposed dwellings. A number of conditions, including the submission of a comprehensive planting scheme at Reserved Matters stage, were suggested to be included should approval be granted.

Flood risk

9.18 Since the proposal is in excess of 1 hectare PPS 15, Planning and Flood Risk, applies and therefore a Drainage Assessment was required as part of this assessment. Following the initial submission, DfI Rivers Agency requested additional information in the form of a consent letter from NI Water to discharge storm water run-off from the proposed site to the existing combined sewer on the Ballygomartin Road. Following submission of this Rivers Agency confirmed they were in receipt of adequate drainage drawings and calculations to confirm the proposal was acceptable. They noted however that should the final drainage design be amended in any way they are consulted again.

Contaminated land

9.19 An Environmental Site Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. The underlying soil of the north eastern corner of the site which was historically filled to achieve levels poses an unacceptable risk to future users via the inhalation of fibres pathway. BCC Environmental Health and DEARA both responded suggesting conditions to be included should approval be granted relating to a remedial strategy to mitigate the risks to future users from inhalation of harmful components.

9.20 The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a mix of housing types and sizes (both apartments and dwellings) to promote a balanced community, as previously considered in the report through assessment of QD 1 of PPS 7, LC1 of Addendum to PPS 7 and Creating Places.

Developer Contributions

9.21 It is not considered necessary for a Section 76 legal agreement in this case as the proposal provides adequate public open space. The provision and maintenance of the open space will be controlled by planning condition rather than a Section 76 agreement.

9.22 The proposal is considered to be in compliance with the development plan.

9.23 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions and that Committee agrees delegated authority to the Director of Planning and Building Control to finalize the wording of conditions.

10.0 Summary of Recommendation: Approval with conditions

Neighbour Notification Checked: Yes

Conditions

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby

permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design, layout and external appearance of the development, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The reserved matters as outlined in condition 2 shall include:-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, existing and proposed levels and sections through the site, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site. Full details of all internal roadways footpaths and cycle paths, including the primary internal distributor road will be provided at Reserved Matters stage

Landscaping and Open Space; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features, including public open space.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. At Reserved Matters stage a management plan for the future maintenance of the public open space shall be submitted to and agreed in writing with the Council.

Reason: To ensure that the open space is well maintained.

5. The development shall be served by a traffic calmed spine road connecting between Lyndhurst Gardens and Ballymagarry Lane. Full details will be agreed at Reserved Matters stage.

Reason: To ensure there is a safe and convenient road system serving the development capable of efficiently distributing development traffic onto the adjacent road network.

6. At Reserved Matters Stage details will be submitted to cater for the movement of pedestrians throughout the site and onto the wider pedestrian footway network.

Reason: In the interests of road safety and the convenience of road users.

7. At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

8. At Reserved Matters Stage details of a Residential Travel Plan shall be submitted to, and approved, by the Department. DfT guidance can be found at: <http://webarchive.nationalarchives.gov.uk/+http://www.dft.gov.uk/pgr/sustainable/travelplans/rpt/mrtpw.pdf>. A draft 'Resident Travel Pack' shall be prepared as part of the Residential Travel Plan.

Reason: To encourage the use of alternative modes of transport for development users in accordance with the Transportation Principles.

9. Prior to commencement of the remediation a full Implementation plan should be submitted to Belfast City Council for approval.

Reason: Protection of human health.

10. The applicant, on completion of the works and prior to the occupation of the proposed development, shall provide to the Belfast City Council, for approval, a Verification Report. This report must demonstrate that the remedial measures as outlined in the Section 7.0 of the RSK Ireland Generic Quantitative Risk Assessment for Ground Check Limited : 601482–R1 (00) June 2016 and as specified in the Implementation Plan as required in condition 1 above have been implemented.

Reason: Protection of human health.

11. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end use. It must demonstrate that the identified contaminant-pathway-target linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular the Verification report must demonstrate that:

a. gas and vapour protection measures commensurate with Gas Characteristic Situation 2, have been designed and installed in accordance with BS 8485:2015 and CIRIA C716 and their installation has been verified in line with CIRIA C735.

b. soils in the vicinity of the contamination hotspots have been removed and verification soil sampling undertaken in line with industry best practice.

c. garden and landscaped areas in the contamination hotspots are encapsulated by a clean cover system incorporating a 300 mm capillary break (granular material) overlain by 400 mm of soil demonstrably suitable for the intended end use. (Residential with plant uptake)

Reason: Protection of human health.

12. If during the development works, new contamination and risks are encountered which have not previously been identified, works should cease and the Council be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and current best practice.

A written report detailing the nature of this contamination and its management must be submitted to the Council for approval. In the event of unacceptable risks being identified, a remediation

strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of human health.

13. The sound insulation of all the residential units shall include the implementation of the noise and vibration mitigation measures outlined in the Marshall Day Acoustic Noise Assessment for The site at Mount Gilbert 273 Ballygomartin Road, Belfast Dated November 2016.

Reason: In the interests of amenity.

14. The entire window system (including frames, seals etc.) and ventilator units to the residential units shall be so installed so as to ensure that internal noise levels within any proposed residential unit shall:

- Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
- Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
- Not exceed 45 dB LAm_{ax} more than 10-15 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;

Reason: In the interest of amenity.

15. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. After completing the remediation works under Condition 15; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

17. A tree survey and report shall be submitted indicating which trees are to be retained and/or removed. The survey should include a tree schedule to provide a reference number to be recorded within the tree survey plan, species, height in metres, stem diameter in an appropriate measurement at 1.5 metres above ground level, crown spread details, age class, physiological condition, structural condition and any preliminary management recommendations.

Reason: In the interests of visual amenity and good arboricultural practice.

18. A tree protection plan shall be submitted showing the trees selected for retention with the location and design of proposed protective measures and any other physical protection measures before, during and after construction on site. The plan shall also include the root protection zone as identified within BS 5837:2012 trees in relation to design, demolition and construction;

Reason: In the interests of visual amenity and good arboricultural practice.

19. An arboriculturist impact assessment shall be submitted which identifies, evaluates and mitigates where appropriate the extent of direct and indirect impacts on existing trees that may arise as a result of any site layout proposal.

Reason: In the interests of visual amenity and good arboricultural practice.

20. A proposed comprehensive planting scheme to compensate for the loss of trees within the site, and help integrate the proposed development into the local area. The scheme shall show the species type, height and girth at time of planting, locations and planting centres.

Reason: In the interests of visual amenity and good arboricultural practice.

21. Details of existing and proposed levels and section drawings through the site shall be submitted clearly showing proposed trees and landscaping on proposed sections.

Reason: In the interests of visual amenity.

ANNEX

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|------------------------------|--------------------|
| Date Valid | 13th February 2017 |
| Date First Advertised | 24th February 2017 |
| Date Last Advertised | |

Details of Neighbour Notification (all addresses)

Jennifer Craig
 1,209A Ballygomartin Road,Ballymagarry,Belfast,Antrim,BT13 3NB,
 The Owner/Occupier,
 10 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 10 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 J Taylor
 10, Lyndhurst Park, Belfast, Antrim, Northern Ireland, BT13 3PG
 The Owner/Occupier,
 12 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 12 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 The Owner/Occupier,
 14 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 14 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 The Owner/Occupier,
 16 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 16 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 The Owner/Occupier,
 18 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 18 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 M Hagan
 18, Lyndhurst Gardens, Belfast, Antrim, Northern Ireland, BT13 3PH
 The Owner/Occupier,
 191 Ballygomartin Road,Ballymagarry,Belfast,Antrim,BT13 3NB,
 The Owner/Occupier,
 199 Ballygomartin Road,Ballymagarry,Belfast,Antrim,BT13 3NB,
 The Owner/Occupier,
 2 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 2 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 The Owner/Occupier,
 20 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
 The Owner/Occupier,
 20 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
 D M Reid
 20, Lyndhurst Gardens, Belfast, Antrim, Northern Ireland, BT13 3PH
 Sive Millar
 201 Ballygomartin Road,Ballymagarry,Belfast,Antrim,BT13 3NB,

The Owner/Occupier,
203 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
205 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
207 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
209 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
211 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
Kenneth Chapman
213 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
nadine mercer
215 Ballygomartin Road Ballymagarry Belfast
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215 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
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217 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
219 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
22 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
22 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
William Green
221 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
223 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
225 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
225A Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
227 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
229 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
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231 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
233 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NB,
The Owner/Occupier,
235 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NH,
The Owner/Occupier,
237 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NL,
The Owner/Occupier,
24 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,

The Owner/Occupier,
24 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
243 Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3NH,
The Owner/Occupier,
25 Lyndhurst Drive, Ballymagarry, Belfast, Antrim, BT13 3PA,
Michael Forsythe
26 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
26 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
27 Lyndhurst Drive, Ballymagarry, Belfast, Antrim, BT13 3PA,
The Owner/Occupier,
28 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
28 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
29 Lyndhurst Drive, Ballymagarry, Belfast, Antrim, BT13 3PA,
The Owner/Occupier,
30 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
30 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
31 Lyndhurst Drive, Ballymagarry, Belfast, Antrim, BT13 3PA,
The Owner/Occupier,
32 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
32 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
34 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
34 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
36 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
36 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
38 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
38 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
4 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
4 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
40 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
40 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,
The Owner/Occupier,
42 Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH,
The Owner/Occupier,
42 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG,

The Owner/Occupier,
44 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
44 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
john fitzsimmmons
46 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
46 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
48 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
48 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
50 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
50 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
52 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
52 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
54 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
54 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
56 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
56 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
58 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
58 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
6 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
6 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
60 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
60 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
62 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
62 Lyndhurst Park,Ballymagarry,Belfast,Antrim,BT13 3PG,
The Owner/Occupier,
64 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
The Owner/Occupier,
66 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,
Katharine Young
7 Mount Coole Park Belfast Antrim
The Owner/Occupier,
8 Lyndhurst Gardens,Ballymagarry,Belfast,Antrim,BT13 3PH,

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|---|-----------------|
| <p>The Owner/Occupier, 8 Lyndhurst Park, Ballymagarry, Belfast, Antrim, BT13 3PG, The Owner/Occupier, Lyndhurst Gardens, Ballymagarry, Belfast, Antrim, BT13 3PH, The Owner/Occupier, Unit 1, Ballygomartin Industrial Park, Ballygomartin Road, Ballymagarry, Belfast, Antrim, BT13 3LZ,</p> | |
| Date of Last Neighbour Notification | 13th April 2018 |
| Date of EIA Determination | 13th March 2017 |
| ES Requested | No |
| Notification to Department (if relevant) | |
| <p>Date of Notification to Department: N/A Response of Department: N/A</p> | |