

Development Management Report Committee Application

Summary	
Committee Meeting Date: 15 January 2019	
Application ID: LA04/2018/1998/F	
Proposal: Demolition of existing building and erection of a new purpose-built facility including retention of existing chimney.	Location: Ardoyne Youth Club Old Beltex Mill Flax Street, Belfast, BT14 7EJ.
Referral Route: Committee – Major application	
Recommendation:	Approval
Applicant Name and Address: Ardoyne Youth Club Old Beltex Mill Flax Street Belfast BT14 7EJ	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> - Principle of Development and Proposed Uses; - Demolition of the existing building/structures; - Siting, Design and Impacts of New Building; - Impact of building/works on a Scheduled Monument; - Impact on Traffic, Parking and Infrastructure; - Site Drainage and associated issues; - Contaminated Land issues. <p>The application site extends to approximately 0.2 hectares and comprises an existing youth centre community building comprising single, two and three storey elements and finished in a mixture of render and brick. A chimney structure is attached to the building, which is a scheduled monument. The building is set back off Flax Street behind a cluster of four other buildings also in community type uses. To the rear, there is a shopping centre building.</p> <p>The proposed building is sited largely in the same location as the existing centre, however it occupies a reduced footprint with a broadly 'U' shaped floorplan. The new building includes first floor accommodation and provides the same level of accommodation as the existing building. The existing building is a mix of single, two and three storeys, with highest part of the building/ridge being approximately 13.5m (12m to highest eaves). The proposed replacement building is predominantly two storeys in height with a three storey void element. The highest part of the building is 10.1m, with an eaves level for the two-storey element 6.8m in height. The single storey element is 4.38m in height to eaves.</p> <p>The proposed scale and massing is determined primarily as a function of the end use and the physical constraints of the site. The scale of the building is broadly the same as existing. On balance, the scale and design would not be visually discordant and detrimental to the character of</p>	

the area. Public views into the site are very limited / obscured by neighbouring buildings. The massing of the replacement building is considered acceptable taking account of the characteristics of the existing building.

The architectural approach is modern and functional. The main elevation materials are grey cladding with translucent treatment to the third storey element. There is a mix of architectural style and materials within the immediate locality of the site, and the materials proposed are present to varying degrees. The proposed design and architectural treatment are considered acceptable, also taking account of the design treatment of the existing building. No adverse impact is likely on amenity. HED have no objections in terms of impacts to the scheduled chimney subject to conditions.

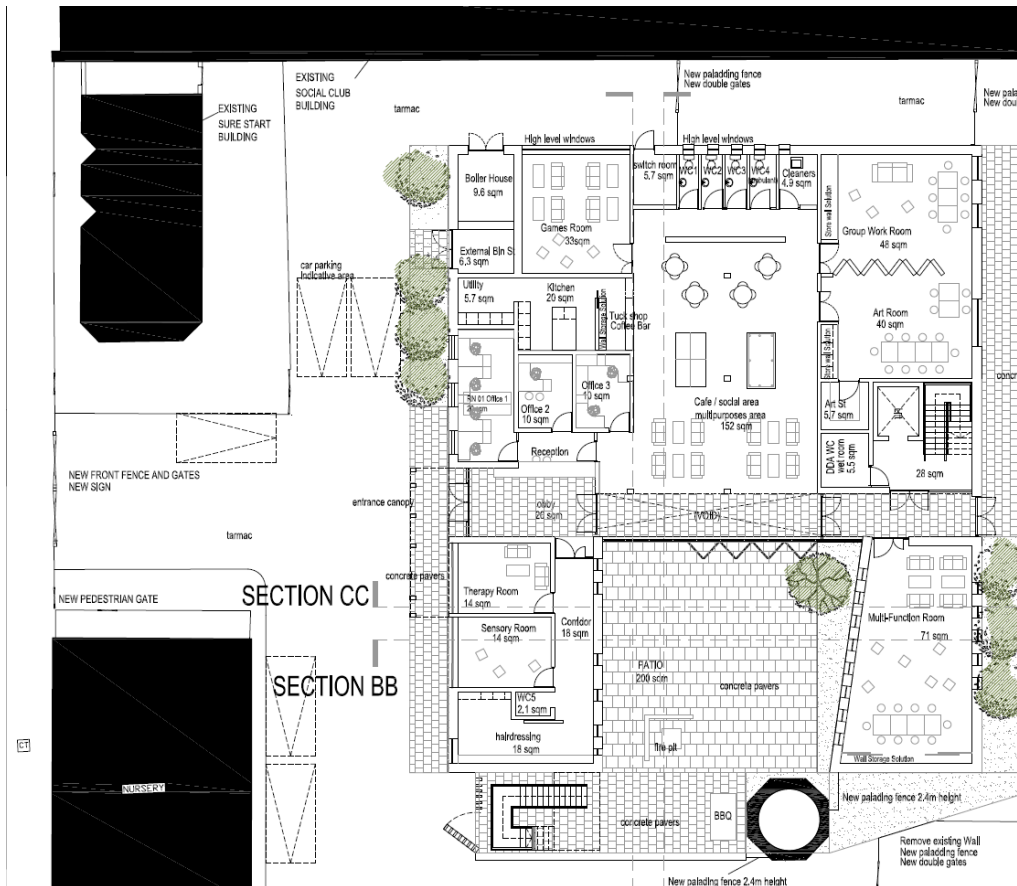
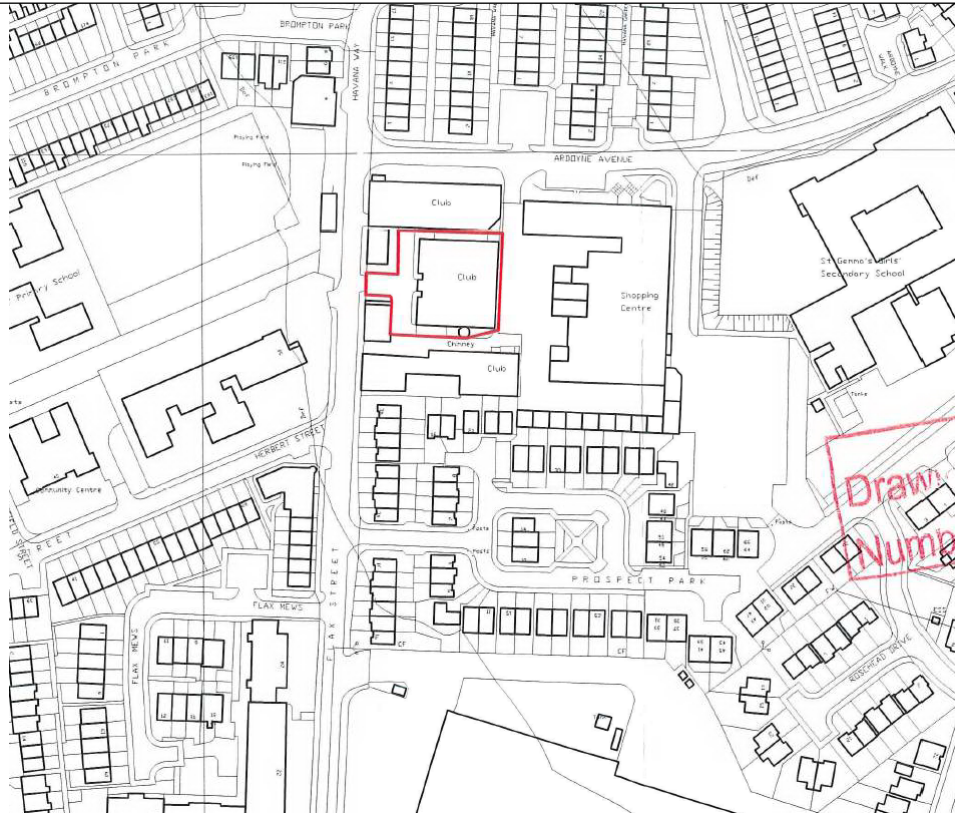
One representation has been received querying the extent of land ownership. The agent/applicant have confirmed they are in control of relevant lands.

Rivers, NIEA, Environmental Health, TNI Roads have no objections to the proposal.

Approval is recommended. Delegation of final conditions to the Director of Planning & Building Control is requested.

Case Officer Report

Site Location Plan



FINISHES

panels or equivalent

finish

panels

Dark Grey)

Roof: Green Roof

membrane covering

and doors: ppc

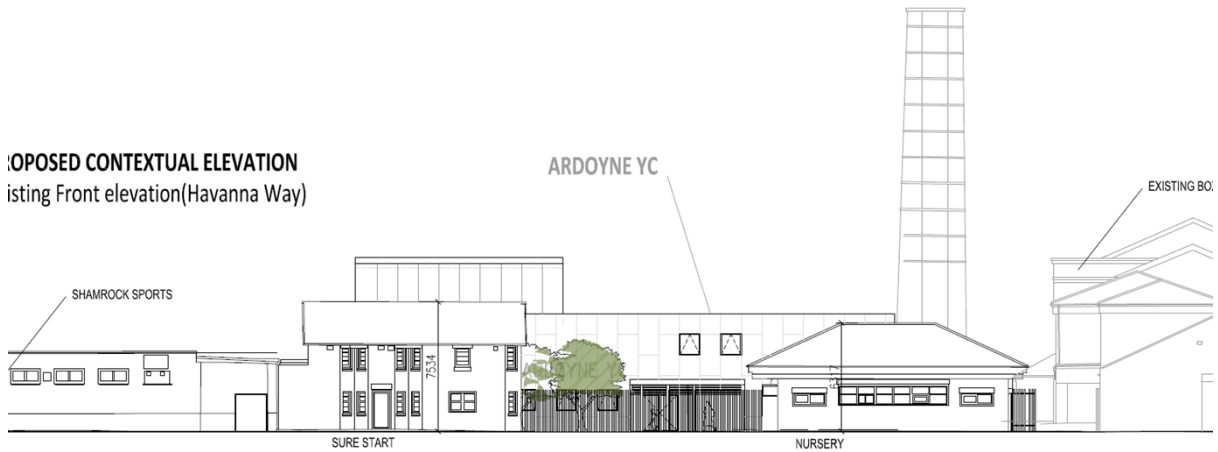
sliding

sliding

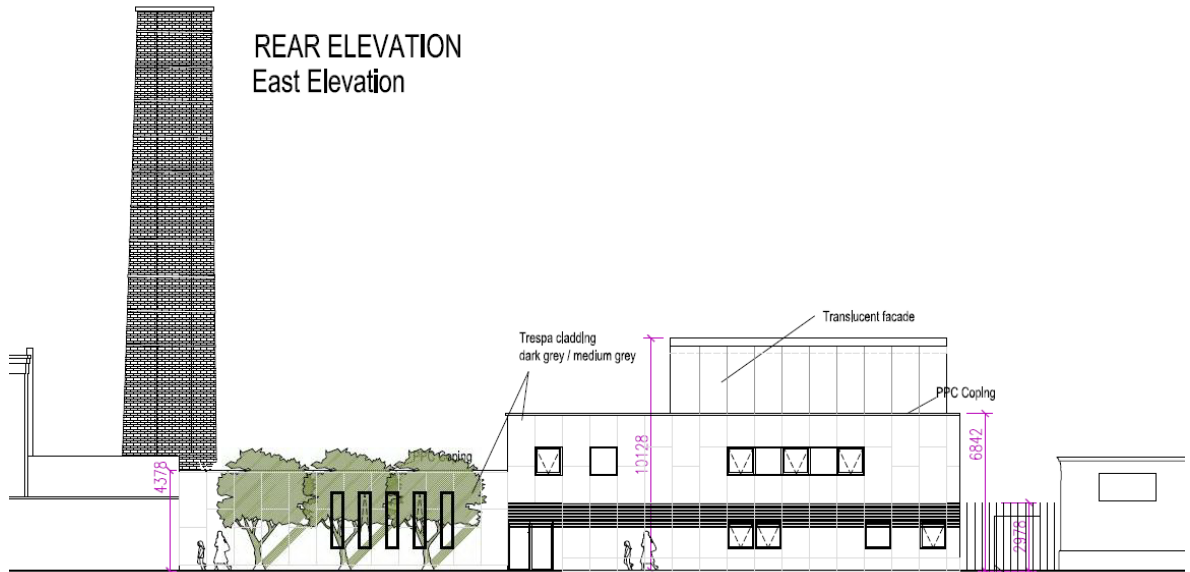
**FRONT ELEVATION
West Elevation**



**PROPOSED CONTEXTUAL ELEVATION
Existing Front elevation(Havana Way)**



**REAR ELEVATION
East Elevation**



Consultations:		
Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	Content
Statutory	Historic Environment Division (HED)	Content
Statutory	NI Water - Strategic Applications	Content
Non Statutory	Env Health Belfast City Council	Content
Statutory	NIEA	Content
Statutory	Rivers Agency	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Neighbour Notification Checked	Yes	
1.0 Description of Site and Area		
1.1	The application site extends to approximately 0.2 hectares and comprises an existing youth centre community building which has single, two and three storey elements and is finished in a mixture of render and brick. A chimney, which is a scheduled monument, is attached to the building. The building is set back off Flax Street behind a cluster of four other buildings also in community type uses. To the rear, there is a shopping centre building.	
2.0 Description of Proposed Development		
2.1	Demolition of existing building and erection of a new purpose-built facility including retention of existing chimney.	
Planning Assessment		
3.0	Planning History	
3.1	No relevant history	
4.0	Policy Framework	
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015	
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement (PPS) 2 – Planning and Nature Conservation; Planning Policy Statement (PPS) 3 – Access, Movement and Parking; Planning Policy Statement (PPS) 6 – Archaeology & Built Environment; Planning Policy Statement (PPS) 8 – Open Space, Sport and Recreation Planning Policy Statement (PPS) 13 – Transportation and Land Use	

	Planning Policy Statement (PPS) 15 – Planning and Flood Risk
5.0	Statutory Consultees
	Dfl – Transport NI – No Objection Subject to Conditions and Informatives; Northern Ireland Water Ltd – No Objection Subject to Informatives; Dfl – Rivers Agency – No objections subject to informatives; DAERA – Drainage and Water – No Objection Subject to Informatives; DAERA – Land, Soil and Air – No Objection Subject to Conditions and Informatives; DAERA – Natural Heritage and Conservation Areas – No objections; NI Water – no objections;
6.0	Non Statutory Consultees
	BCC – Environmental Services – No Objection Subject to Conditions and Informatives
7.0	Representations
7.1	The application was advertised in the local press on 24.08.2018. Neighbours were notified on 10.08.2018. One Representation has been received querying the extent of land ownership. The agent/applicant have confirmed they are in control of relevant lands.
8.0	Other Material Considerations
	Regional Development Strategy 2035 Development Control Advice Note 15 – Vehicular Access Standards
9.0	Assessment
9.1	The key issues in the assessment of this application include: <ul style="list-style-type: none"> - Principle of Development and Proposed Uses; - Siting, Design and Impacts of New Building; - Impact of building/works on a Scheduled Monument; - Impact on Traffic, Parking and Infrastructure; - Site Drainage and associated issues; - Contaminated Land issues.
9.2	The SPSS 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.
9.3	The SPSS is clear in that the planning system has an active role to play in helping to better the lives of people and communities in Northern Ireland and in supporting the Executive’s key priority of improving health and well-being.
9.4	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.5	The proposed site is located within the development limit of Belfast as set out in both the BUAP and BMAP. It is not subject to any zonings within BUAP and both the draft and purported to be adopted BMAP plans. It is therefore a ‘whitelands’ site.

	Principle of Development and Proposed Uses at this location
9.6	The proposed development seeks to replace an existing community building facility effectively within the same location and broadly similar characteristics. The site is located within the development limits of the BUAP and draft Belfast Metropolitan Area Plan.
9.7	The presumption is therefore in favour of development and no principle issues arise subject to the planning considerations detailed below.
	Demolition of the existing building
9.8	The building is not listed or located within a Conservation Area or Area of Townscape Character. It is also not of any architectural merit. The demolition of the building is therefore acceptable in principle subject to other material considerations. The merits of works adjacent to the scheduled monument chimney will be considered below in terms of necessary considerations against PPS6.
	Siting, Design and Impacts of New Building
9.9	The proposed building is sited largely in the same location as the existing centre, however it occupies a reduced overall footprint with a broadly 'U' shaped floorplan. However, the new building includes first floor accommodation and provides the same level of accommodation as the existing building. The existing building is a mix of single, two and three storeys, with highest part of the building/ridge being approximately 13.5m (12m to highest eaves). The proposed replacement building is predominantly two storeys in height with a three storey void element. The highest part of the building is 10.1m, with an eaves level for the two-storey element 6.8m in height. The single storey element is 4.38m in height to eaves.
	Scale, Massing, and Design
9.10	The proposed scale and massing is determined primarily as a function of the end use and the physical constraints of the site. The scale of the building is broadly the same as existing. On balance, the scale and design would not be visually discordant and detrimental to character. Public views into the site are very limited / obscured by neighbouring buildings. The massing of the replacement building is considered acceptable taking account of the characteristics of the existing building.
9.11	The architectural approach is modern and functional. The main elevation materials are grey cladding with translucent treat to the third storey element. There is a mix of architectural style and materials within the immediate locality of the site, and the materials proposed are present to varying degrees. The proposed design and architectural treatment are considered acceptable, also taking account of the design treatment of the existing building.
	Impact on amenity / existing properties
9.12	The proposal will not adversely affect the privacy of neighbouring properties due to the proposed locations and design of windows. Non-residential uses are immediately adjacent to the site and the impacts of the proposal are not likely to be any more significant than the existing building and uses.
9.13	In relation to dominance and overshadowing, it is considered that the proposal will be no more dominant than the existing building. No adverse impact is likely.

	Impact on Schedule Monument / PPS6 Considerations
9.14	There is a scheduled monument within the site comprising a Chimney structure. This structure is linked/connected to the existing building. Accordingly, PPS6 is a consideration, including polices BH1-4.
9.15	HED have been consulted on the application and have no objections in terms of impacts on the monument or its setting subject to conditions to ensure appropriate safeguarding and associated measures. Accordingly, the proposal is considered compliant with PPS6 considerations.
	<u>Impact on Traffic, Parking and Infrastructure</u>
9.16	Having had regard to the above and comments from Transport NI it is considered that the scheme is acceptable and in accordance with relevant sections of PPS 3 and PPS 13 subject to conditions and informatives detailed below. The proposal would not result in an intensification of use(s) of this site or alter any means of access.
	<u>Site Drainage</u>
9.17	Drainage/flood risk policy is set out in PPS15. A Drainage Assessment was submitted in support of the application. Rivers Agency has reviewed the document and have stated that a Schedule 6 consent, details of the site drainage system and details of checks to ensure that an adequate level of protection against flooding is in place. The imposition of drainage conditions requesting this additional technical information and Schedule 6 consent are recommended prior to commencement on site.
	<u>Waste Disposal</u>
9.18	Bin storage is proposed at ground floor level within the main building with direct access onto the service yard. Have considered the impacts and other environmental matters the proposal is considered acceptable.
	<u>Contaminated Land</u>
9.19	DAERA and Environmental Protection Unit (EPU) have agreed with the methodologies contained in the Technical Notes and GQRA submitted with the application.
9.20	DAERA Waste Management Land and Groundwater Team are satisfied subject to conditions.
9.21	BCC: EPU are satisfied subject to conditions that there will be no unacceptable risk to human health.
10.0	Pre-Application Community Consultation
10.1	For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
10.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an

<p>10.3</p> <p>10.4</p>	<p>application for planning permission for the development is to be submitted. A PAN (LA04/2018/0499/PAN) was submitted to the Council on 6 March 2018.</p> <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.</p> <p>A Pre Community Consultation Report has been submitted in support of this application. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<p>11.0</p>	<p>Summary of Recommendation</p>
<p>11.1</p>	<p>Approval</p>
<p>11.2</p>	<p>The proposal is considered to be in accordance with the development plan, taking account of all other material consideration including the relevant planning policies and is recommended for approval subject to conditions as set out below.</p> <p>Delegated authority is requested for the Director of Planning & Building Control to finalise the wording of conditions.</p>

Conditions (draft)

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 development hereby permitted shall not become operational until the vehicular access across lowered kerbs, including visibility splays of 2.0 m x 45 m, has been constructed. 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 that adequate provision has been made for access.

3. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. (07), PROPOSED Ground Floor Plan published by the Belfast City Council Planning Office on 08 August 2018 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking and servicing.

4. A minimum of 6 No. cycle parking spaces and stands shall be provided and permanently retained close to the accesses to the proposed development for use by residents, staff and visitors to the development.

REASON: to encourage the use of alternative modes of transport for development users.

5. The development hereby permitted shall operate in accordance with the approved Travel Plan published by the Belfast City Council Planning Office on 08 August 2018. This shall include

provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

6. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

Signature(s)

Date:

ANNEX	
Date Valid	11th July 2018
Date First Advertised	24th August 2018
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 14-16 ,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, 37-41, High Street, Belfast, Antrim, Northern Ireland, BT1 2AB The Owner/Occupier, Ardoyne Community Healthcare Centre,Unit 30,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Ardoyne Youth Club,5,5 Flax Street,Belfast,Antrim,BT14 7EJ, The Owner/Occupier, Ardoyne Youth Club,Old Beltex Mill,Flax Street,Belfast,Antrim,BT14 7EJ, The Owner/Occupier, Betterbuy,Unit 19,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Cormac P Shearer,Unit 29,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Dr Michael Tan,Unit 28,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Dr Tan,Unit 28,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Flat 1,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 10,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 11,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 12,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 14,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 15,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 16,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 17,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 18,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 19,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 2,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 20,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 21,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 22,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 23,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 24,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 25,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 26,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 27,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 28,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 29,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 3,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 30,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 31,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP, The Owner/Occupier, Flat 32,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,</p>	

The Owner/Occupier, Flat 33,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 34,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 35,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 4,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 5,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 6,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 7,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 8,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flat 9,Holy Rood House,30 Flax Street,Belfast,Antrim,BT14 7AP,
 The Owner/Occupier, Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Flax Day Centre,Unit 27,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Flax Fuel Centre,Unit 20,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Flax Furniture,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Flax Housing Association,Unit 17,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Frank Mcdaid,Unit 8,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, G.A.A Club,Flax Street,Belfast,Antrim,BT14 7EJ,
 The Owner/Occupier, Glenard Taxi,Unit 1,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Hayes Metalcraft,Unit 5,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Holy Cross Play Group,Flax Street,Belfast,Antrim,BT14 7EJ,
 The Owner/Occupier, John Farquharson,Unit 15,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Mace Store,Unit 1a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Marians Flowers,Unit 12,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Meals On Wheels,Unit 6,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Michelle'S,Unit 3,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, One For The Road,Unit 16,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Post Office,Post Office,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Shamrock Sports Social Club,Shamrock Sports Social Club,Flax Street,Belfast,Antrim,BT14 7EJ,
 The Owner/Occupier, The Savoy Chinese,Unit 4,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Tokers,Unit 11,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Unit 13,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Unit 14,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Unit 14a,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Unit 18,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,
 The Owner/Occupier, Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,

<p>The Owner/Occupier, Unit 21,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Unit 25,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Unit 26,Flax Centre,60 Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Unit 7,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA, The Owner/Occupier, Workshop,N11 Flax Centre,Ardoyne Avenue,Belfast,Antrim,, The Owner/Occupier, XI Stop & Shop,Unit 2,Flax Centre,Ardoyne Avenue,Belfast,Antrim,BT14 7DA,</p>	
Date of Last Neighbour Notification	10th August 2018
Date of EIA Determination	N/A
ES Requested	No
<p>Planning History</p> <p>Ref ID: LA04/2018/0499/PAN Proposal: Demolition of existing building and erection of a new purpose-built youth facility and retention of existing chimney Address: Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ, Decision: PANACC Decision Date:</p> <p>Ref ID: Z/1975/0557 Proposal: CONVERSION TO SPORTS AND SOCIAL CLUB Address: FLAX STREET Decision: Decision Date:</p> <p>Ref ID: Z/1976/1058 Proposal: CONVERSION OF PART OF OLD FACTORY TO YOUTH CLUB Address: OLD BELFAST FACTORY, FLAX STREET Decision: Decision Date:</p> <p>Ref ID: Z/1977/0736 Proposal: CONVERSION TO ATHLETIC CLUB Address: OLD BELTAX FACTORY, FLAX STREET Decision: Decision Date:</p> <p>Ref ID: Z/1978/0258 Proposal: EXTENSION TO REAR OF DWELLING Address: 47 MALONE HEIGHTS Decision: Decision Date:</p> <p>Ref ID: Z/1978/0523 Proposal: CONVERSION OF PART TO SOCIAL CLUB Address: 11 FLAX STREET</p>	

Decision:
Decision Date:

Drawing Numbers and Title

01, 02, 06, 07, 08, 09, 10, 11, 12, 13

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: