

**Development Management Report
Committee Application**

Summary	
Committee Meeting Date: 15th January 2019	
Application ID: LA04/2017/2753/F	
Proposal: Demolition of buildings and erection of a mixed-use development to include purpose built managed student accommodation with 100 en-suite cluster bedrooms and 56 studios (156 total) and ancillary facilities with ground floor retail unit. The proposed building has 5 storeys addressing Bradbury Place and 6 storeys addressing Albion Lane to the rear.	Location: 30-44 Bradbury Place Belfast BT7 1RT
Referral Route: Major Application	
Recommendation:	Approval subject to S76 agreement
Applicant Name and Address: Rojem Properties Belfast Limited The Farmhouse Balgone Barns North Berwick East Lothian EH39 5NY	Agent Name and Address: Laura McCausland 8 Edgar Avenue Carryduff BT8 8DG
Executive Summary: The application seeks planning permission for purpose built managed student accommodation (PBMSA) - 156 beds - in a building ranging in height from 5 storeys to 6 storeys. The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Demolition of existing buildings; • The principle of the development at this location; • HMO Subject Plan and PBMSA guidance document • Design and layout including the height, scale, massing • Impact on listed buildings and the setting of listed buildings • Impact on archaeological monuments • Impact on amenity Environmental Health • Traffic Movement and Parking; • Drainage and Flooding; • Other considerations <p>The site is located within the development limits of Belfast as defined in the Belfast Urban Area Plan and the Draft Belfast Metropolitan Area Plan (BMAP) and version of BMAP purported to be adopted. It is not subject to any zoning in these plans and is therefore 'Whiteland'. The site falls within the Shaftesbury Square character area as designated in draft BMAP (CC016). This sets out a general criteria that proposals shall take account of the height of adjoining buildings and that <i>any development which fronts onto Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys.</i> The height of the proposal complies with these criteria and on balance the design, scale and massing is considered acceptable at this location.</p>	

Planning permission was refused (LA04/2016/9000/F) for a previous proposal for PBMSA) on the site. The proposal has significantly changed for the better when compared to the scale and massing of the building refused under LA04/2016/0900/F (previously proposed was a 7 and 11 storey building with 271 units). The current application has been revised from the original submission with the removal of a floor from the front and rear blocks and a reduction in unit numbers from 172 to 156. The amended scheme comprises a layout of two blocks – a front block of 4 storeys plus one set back in height, with a rear block of 6 storeys in height (ridge 18.6m). The building would occupy the entire site, with a retail unit, a reception area, student social area, 1 disabled car parking space to the rear, bin and cycle storage space at ground floor, with two outdoor amenity areas at second floor and a roof terrace. On balance the reduced scheme is considered acceptable.

The proposed development involves the demolition of existing buildings (30-44 Bradbury Place). The buildings are not listed and are not located within a Conservation Area or Area of Townscape Character. As the buildings are not protected, their demolition is considered acceptable in principle.

The principle of purpose built student accommodation is considered acceptable at this location. The site is located on unzoned (white) land close to the Queens University campus and is not located in or adjacent to a primarily residential area. The area is characterised by mixed commercial use with a number of shops, hot food bars, restaurant/cafes and public houses. Therefore, there are no restrictions on the land use providing it is a compatible land use and does not conflict with relevant policy and other material considerations.

There are a number of listed buildings within close proximity to the site including Bradbury Buildings 2-6, Bradbury Place, Crescent Arts Centre, Moravian Church, The Crescent Church and deconsecrated Methodist Church (which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011. HED was consulted and has no objections.

4 representations have been received objecting on the basis of the loss of light to offices, access issues for neighbouring offices, impact on historic buildings and character of the area, traffic, impact on existing businesses who occupy the buildings which are proposed to be demolished.

308 letters of support have been received highlighting the positive impact the proposal would have in terms of economic benefits, the need for student housing in close proximity to Queens University, urban regeneration, reduce anti-social behaviour in the area.

All matters highlighted by representations have been fully considered within the report

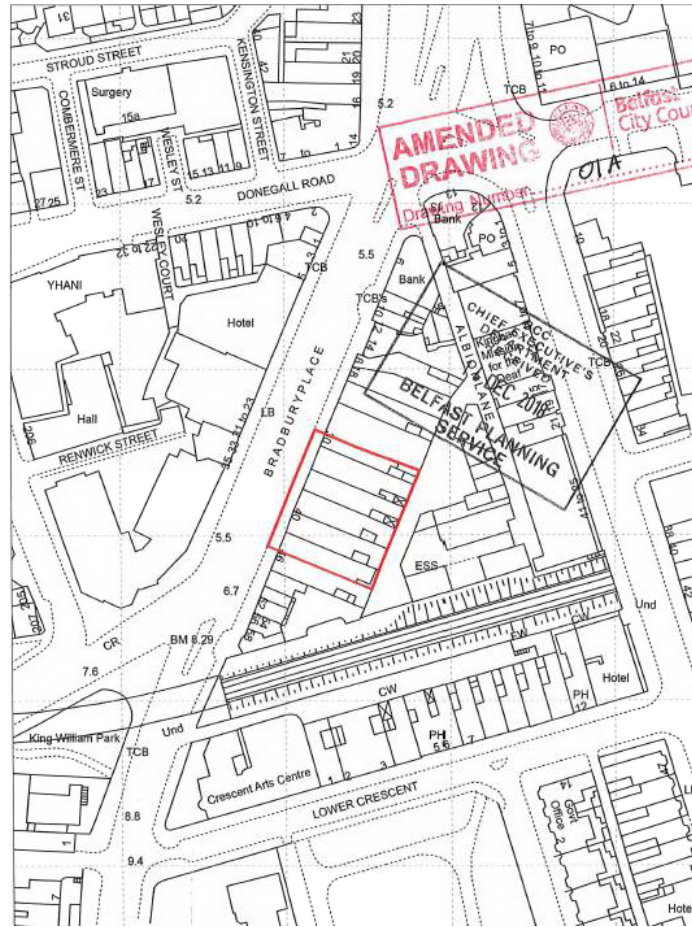
All consultees have offered no objections to the proposal, subject to conditions.

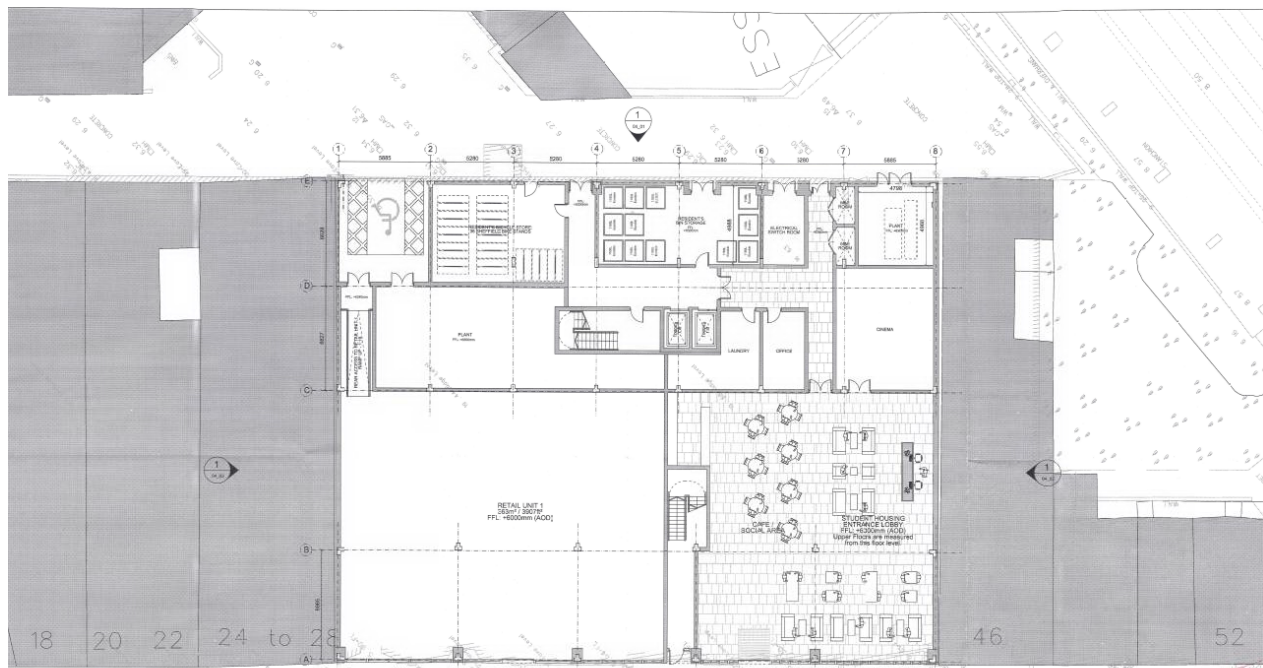
Recommendation

Having had regard to the development plan, relevant planning policies and other material considerations it is considered that the proposal complies with the development plan, regional planning policy and other material considerations. It is recommended that the proposal should be approved subject to conditions and completion of an agreement under Section 76 of the Planning Act (NI) 2011. The Committee is requested to delegate authority to the Director of Planning and Building Control to finalise the wording of conditions and to enter into the Section 76 and to finalise the wording of conditions to be agreed.

Case Officer Report

Site Location Plan





PROPOSED GROUND FLOOR PLAN
 SCALE 1:50

AMENDED DRAWING
 DATE 11/11/2019

NO.	REVISION	DATE	BY	CHECKED	APPROVED	REASON
1	ISSUED FOR PERMIT	11/11/2019
2	AMENDED DRAWING	11/11/2019

rapport
 20 - 44 Buxton Park, Buxton
 Roger Dyer
 Proposed Ground Floor Level
 Drawing Application



Representations:	
Letters of Support	308
Letters of Objection	4
Neighbour Notification Checked: Yes	

1.0	<p>Description of Proposed Development</p> <p>The proposed development involves the demolition of buildings (30-44 Bradbury Place) and the erection of a mixed-use development to include purpose built managed student accommodation with 100 en-suite cluster bedrooms and 56 studios (156 total) and ancillary facilities with ground floor retail unit. The building will have 5 storeys addressing Bradbury Place and 6 storeys addressing Albion Lane to the rear.</p>
2.0	<p>Description of Site</p> <p>The site is located at 30-44 Bradbury Place and the site area is 0.116 hectares. The existing buildings on the site generally address onto Bradbury Place with a two storied frontage. A taller block addresses Albion Lane located to the rear. The site has a continuous frontage comprised of six separate buildings each with individual access to the front and rear. These buildings will be demolished as part of the proposal. The majority of units appear to be used as fast food take away units. The site is not subject to any zoning in BUAP or DBMAP and is identified as 'Whiteland'. The site falls within a character area – Shaftesbury Square under designation CC016.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History</p>
3.1	<p>LA04/2016/0900/F- 30-44 Bradbury Place, Belfast, BT7 1RT- Demolition of existing buildings and erection of 6 and 11 storey blocks in a mixed-use development to include purpose-built, managed student accommodation with 271 studios, shared communal areas and landscaped roof terraces. Ground floor includes reception, 2 retail units, car parking and cycle storage (amended scheme).</p>

3.2	<p>Planning permission refused-21.11.2016 on the basis of the following refusal reasons.</p> <p><i>1: The proposal is contrary to the Strategic Planning Policy Statement for N. Ireland, Belfast Metropolitan Area Plan 2015, the Belfast HMO Subject Plan, and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that it would, if permitted, cause unacceptable damage to the character of the area due to the uncharacteristic and inappropriate height, scale, massing and design and fails to provide an adequate living environment due to a poor outlook, inadequate amenity space arrangements due to overshadowing, dominance, and inadequate provision for prospective residents.</i></p> <p><i>2: The proposal fails to satisfy the policy requirements of BH11 (Development affecting the Setting of a Listed Building) and criteria (e) of BH12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, in that the proposal, if permitted would adversely impact the setting of listed buildings in the locality of the site and views into and out of the Queens Conservation Area due to inappropriate scale, height, massing and design.</i></p> <p><i>3: The proposal is contrary to policy BH11 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, in that insufficient detail have been provided to determine if the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the listed buildings in the locality.</i></p> <p>LA04/2017/1393/PAN 30-44 Bradbury Place, Belfast, BT7 1RT Demolition of existing vacant and partially occupied buildings and construction of new build managed student accommodation for mix of cluster bedrooms and studios above new retail units. PAN considered acceptable-5th July 2017.</p>
4.0	Policy Framework
	<p>Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement (SPPS) House in Multiple Occupancy Subject Plan 2015 HMO 7- Large Scale Purpose Built Student Accommodation Planning Policy Statement 3 (PPS 3) - Access, Movement and Parking Planning Policy Statement 6 (PPS 6)- Planning, Archaeology and the Built Heritage Planning Policy Statement 7 (PPS 7) – Residential Development Planning Policy Statement 13 (PPS 13) – Transportation and Land Use Planning Policy Statement 15 (PPS 15) - Planning and Flood Risk</p>
5.0	Statutory Consultee Responses
	<p>DFI Roads- No objections subject to conditions NI Water- No objections; Historic Environment Division- No objections Rivers Agency- No objections</p>
6.0	Non Statutory Consultee Responses
	<p>Belfast City Council EHO- No Objections subject to conditions Belfast City Council Building Control – No objections- sufficient opportunity to comply with regulations re: fire safety and access. Belfast City Council Urban Design Officer-No objections</p>

7.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. 4 letters of objection were received and 308 letters of support were received. No representations from elected representatives have been received.</p>
8.0	<p>Other Material Considerations</p>
8.1	<p>Belfast Agenda Planning and Place Advice Note: Purpose Built Managed Student Accommodation BELFAST: A LEARNING CITY A framework for student housing and purpose built student accommodation Living Places</p>
9.0	<p>Assessment</p>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Demolition of existing buildings; • The principle of the development at this location; • HMO Subject Plan and PBMSA guidance document • Design and layout including the height, scale, massing • Impact on listed buildings and the setting of listed buildings • Impact on archaeological monuments • Impact on amenity Environmental Health • Traffic Movement and Parking; • Drainage and Flooding; • Other considerations
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 paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements' including PPS3 and PPS7.</p>
9.3	<p>Article 6 (4) of the Planning (NI) Act 2011 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.</p>
9.4	<p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
9.5	<p>The proposal has also been assessed against QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. PPS6 is also a significant consideration in this case as there are a number of listed buildings within close proximity to the site including Bradbury Buildings (HB26/30/074), 2-6 Bradbury</p>

	<p>Place, (HB26/30/075), Crescent Arts Centre (HB26/27/016), Moravian Church (HB26/28/004) the Crescent Church (HB26/27/010) and deconsecrated Methodist Church (HB26/28/006), which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011. Due to the student housing nature of the proposal, the Belfast HMO subject plan, Planning and Place Advice Note: Purpose Built Managed Student Accommodation, BELFAST: A LEARNING CITY A framework for student housing and purpose built student accommodation are also material considerations.</p>
9.6	<p><u>Demolition of existing buildings;</u> The existing buildings are not listed or located within a Conservation Area or Area of Townscape Character. They are also not of any architectural merit. The demolition of the buildings is therefore acceptable in principle subject to other material considerations.</p>
9.7	<p><u>The principle of the development at this location;</u> The site is located on an unzoned land within the development limits of the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP) 2015. The site is within walking distance to Queens University and Belfast City Centre and is not located or adjacent to a residential area. The presumption is therefore in favour of a purpose built managed student accommodation development subject to the planning considerations detailed below.</p>
9.8	<p>The proposal also includes a retail unit on the ground floor. The principal policy considerations are set in the SPSS, BUAP and dBMAP. The site, whilst within the city centre, is located outside of the primary retail core. Given the historic retail uses in this locality and city centre location, retail use is considered acceptable. The loss of the take away units is considered to be acceptable. There is a large amount of eateries in the nearby vicinity.</p>
9.9	<p><u>HMO Subject Plan 2015</u> The site is located outside of any HMO Policy nodes or policy areas identified within the subject plan. However, the principle of HMO development must be assessed against the criteria set out in Policy HMO 7 Large Scale Purpose Built Student Accommodation of the HMO Subject Plan. This policy sets out 5 criteria which must be met in order to be acceptable. All the criteria are met except for the landscaping. However the proposal provides sufficient amenity space throughout the building for users. The scheme provides 156 units which is well in excess of the minimum standard of 50 units. All units are self-contained and the proposal is not located within a primarily residential area. Provision is made for the management of the building which will be served by a ground floor reception area.</p>
9.10	<p><u>Assessment against Planning and Place on PBMSA</u> Planning and Place's advice note document titled 'Purpose Built Managed Student Accommodation in Belfast' January 2016 is Belfast City Council's first step as a planning authority to respond to the SPSS stated objective that the planning system should secure the orderly and consistent development of land whilst furthering sustainable development and improving well-being. Whilst guidance and not planning policy, it is still a material consideration. The policy sets out six criteria which all applications for PBMSA proposals should adhere to.</p>
9.11	<p>These include: Criterion (a) states that the development should be at a location which is easily accessible to University/College campuses by sustainable transport modes. In regards to the first criterion the development is approximately 800 metres from the Queens</p>

	<p>University. The site is within walking distance of Great Victoria Street transport hub, is close to numerous bus stops and Botanic train station. The immediate area is also served by a Belfast Bikes docking station located within 50 metres of the site. The proposal is considered to be suitably located and therefore complies with criterion (a).</p>
9.12	<p>Criteria (b) requires the need to assess the proposal in relation to policy designations specific to the City Centre. The proposal is located within the City Centre, and the Shaftesbury Square Character Area. The proposal, as detailed under paragraph 9.19, is considered to be designed in a manner that is sympathetic to the existing urban grain. The proposal is not located in a Conservation Area. The design has evolved considerably with the reduction in the number of proposed storeys. The proposal would not compromise the setting of listed buildings. The proposal complies with the criteria set out for the Shaftesbury Square Character Area. In regards to other policy designations in the city centre the site is not located within a wholly residential area given the surrounding land uses. The proposal complies with criterion (b).</p>
9.13	<p>In regards to criteria (c) PBMSA should have a layout, design and facilities provided within the development which are of high standards. It is considered that the layout, design and facilities provided within the development are of high standards and also comply with PPS 7 Policy QD 1 requirements. This view is supported by the Urban Design Officer. In relation to the internal layout, all units would have an outlook to either Bradbury Place, Albion Lane and/or to the internal courtyards. Separation distances between the front and higher rear block is 9.6 metres and will ensure that units will receive adequate daylight.</p>
9.14	<p>In terms of open space provision, Creating Places - Achieving Quality in New Residential Developments' advises that in the case of apartment or flat developments that private communal space would be acceptable in the form of landscaped areas, courtyards or roof gardens ranging from 10-30m² with developments in inner urban locations tending towards the lower figure. At present two areas of shared terrace amenity space are proposed in the form of courtyards at Level 01 (204m²) with a roof terrace of 89m² provided at Level 05. This gives a total of 293m². The scheme also includes a large entrance lobby and café/social area with seating as well as a separate cinema room, all of which combined provides a further 302m² of communal space, bringing the total to around 595m². The proposal is also within 10 minutes' walk from Botanic Gardens. The level of amenity space provision in this high density development along an arterial route on balance is considered to be adequate.</p>
9.15	<p>The accommodation proposed is in accordance / generally exceeds the standards set out in NI Housing Executive HMO standards. The smallest single rooms are approximately 12.3 m² and increase to 23.3 m². NIHE standard is a minimum of 6.5 m² and provision is therefore compliant with space standards. It is therefore considered that the proposal is compliant with criterion (c).</p>
9.16	<p>Criterion (d) states that development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area. The development is not located within a predominately residential area. The proposal would not compromise the amenity of neighbouring properties given their non-residential use. The proposal would not compromise the visual amenity of the immediate locality and setting of listed building as the scale, massing, materials and detailing are sympathetic to the local streetscape. The guidance document refers to the cumulative impact and how an overconcentration of student housing relative to the wider community can lead to an imbalance, ultimately resulting in harm to residential amenity. It is not considered that the proposal will result in an unacceptable level of intensification in the locality in this case.</p>

9.17	<p>Criteria (e) requires that the development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impact from occupants. The management plan sets out the procedures to be put in place. The management plan addresses main points raised under criterion (e). It could be secured by a Section 76 Agreement. The management plan includes the staffing and management of the development; allocation procedures; ingress and exit policy for students at commencement and end of tenancy period; student behaviour; fire strategy; maintenance and complaints strategy. With use of a Section 76 Agreement it is considered that the management plan could be sufficiently comprehensive to ensure that impacts to neighbouring land uses and prospective residents will be minimal.</p>
9.18	<p>Criteria (f) requires that planning applications should be accompanied by evidence supporting the need for the type and quantum of PBSMA proposed. Reference is made in the supporting planning statement to the <i>Belfast: a learning City framework</i>. The applicant has also referred to Knight Frank's Belfast Market Report on student accommodation. This highlights that University campuses in Belfast have nearly 29000 students but are only in a position to offer 3,384 students accommodation in halls of residence, representing just 11.7% of the total student population. A further 614 students are accommodated by the private sector, representing 2.1% of the student population. A combined total of 3,998 (13.8%) students are accommodated in purpose built accommodation, which leaves 24,889 (86.2%) students unable to access university or private sector accommodation and illustrates significant structural undersupply. Even if the 4,126 consented beds in the pipeline are built, then 20,763 (71.9%) of the students will still be unable to access university or private rental sector accommodation.</p>
9.19	<p>No formal correspondence highlighting the need for purpose built student accommodation has been provided by any of the Universities for this proposal. No University support appears to be provided or details of waiting lists for accommodation. The applicant provided information relating to wider regional (Programme for government) and local strategies (Belfast Regeneration and Investment Strategy) to emphasise the need for the proposal. Their overview of student numbers across Universities and student beds available in PBSMA does highlight a need for additional units in the city.</p>
9.20	<p>The proposal is in keeping with the Belfast Agenda seeking an increase in the new resident population within the city centre, It is also in line with the objective to grow the reputation of Belfast as a learning city, will provide greater choice of accommodation, and reduce pressure on HMO areas within South Belfast. On balance it is considered there is a need for PBSMA and determining weight in this regard is afforded to compliance with policies to increase city centre residential provision and that the PBSMA acknowledges an unmet need. It is also considered reasonable that the proposal could offset demand within HMO policy areas.</p>
9.21	<p><u>Belfast City Centre Regeneration and Investment Strategy</u> The Belfast City Centre Regeneration and Investment Strategy (September 2015) sets out a strong vision for the future development of the City Centre to deliver the Council's aspirations for the continued growth and regeneration of the city core and its surrounding areas. In relation to the provision of PBSMA, the Strategy seeks to increase the residential population in the City Centre, including "appropriate student housing" in "suitable locations." It argues that "student housing should be carefully directed, located and managed" and outlines the Council's commitment to build on the criteria-based approach outlined within the Framework Document to develop a</p>

	<p>balanced approach to student housing in the city. The proposal contributes to the philosophy set out in this framework.</p>
9.22	<p><u>Design including PPS7, height, scale, massing and impact on the character of the area</u></p>
9.23	<p>PPS 7- Quality Residential Development Policy QD 1 The proposal has been assessed against QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment.</p>
9.24	<p>The design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light or overshadowing. An objection from 9 Lower Crescent claimed that the proposal would have a negative impact by way of loss of light to their office. There is at least a 50m separation distance between the two buildings. Given this level of separation there should be no significant overbearing impact on the loss of light to the office at No. 9 Lower Crescent, Belfast.</p>
9.25	<p>Scale and massing The site falls within the Shaftesbury Square Character Area (CC016) as designated within draft BMAP, where the following relevant urban design criteria is applicable:</p> <ul style="list-style-type: none"> • <i>General</i> Development proposals shall take account of the height of adjoining buildings; • <i>Street Frontages</i> That part of any development which fronts Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys; Shopfronts shall be of high quality materials consistent with Conservation Area policy (where applicable).
9.26	<p>The current application has been revised with regards to scale, height and massing following several positive collaborative workshops with the architect and agent. As a result the initial scheme which saw a 6 storey block (5+1 setback) along Bradbury Place and an interconnected 8 storey block to the rear, has now been reduced in height to a 5 storey block (4+1 setback) along Bradbury Place with an interconnected 6 storey block to the rear. These changes see a reduction in total units from 185 (112 en-suite cluster bedrooms and 73 studios) to 156 (100 en-suite cluster bedrooms and 56 studios).</p>
9.27	<p>It is noted that planning permission was refused on 21 November 2016 (LA04/2016/0900/F) for a scheme which included the demolition of the same six commercial properties and the construction of a 6 storey block along Bradbury Place and an 11 storey block to the rear as part of a mixed use development including purpose-built managed student accommodation (271 studios). Reasons cited in this refusal referred to the unacceptable damage to the character of the area by the proposal due to the uncharacteristic and inappropriate height, scale, massing and design and that insufficient information had been submitted to demonstrate that the proposal would not adversely affect the setting of a listed building. The planning history on the site is an important material consideration and highlights how the latest proposal marks a significant change in design approach for the development.</p>

9.28	<p><i>Bradbury Place elevation</i></p> <p>The site spans a total of six properties within an existing terrace along the eastern side of Bradbury Place. This terrace comprises around twenty units which are for the most part two storeys in height, with a few three storey properties within the northern section including the Tearooms, Lavery's Bar and the Santander Bank at the junction of Bradbury Place and Albion Lane. While there is a predominant height of two storeys to this terrace which is bookended by two listed buildings, it is also punctuated with a few three storey frontages. Four storey buildings are also present within a large extent of the terrace on the opposite side of Bradbury Place, between Lisburn Road and Donegall Road. This includes the student accommodation at the junction of Bradbury Place, Lisburn Road and Sandy Row, which includes a narrow five storey frontage to the main accommodation entrance.</p> <p>Due to the shorter floor to ceiling heights proposed, the revised four storey shoulder height of the proposed development equates approximately to the average datum height of those taller three storey properties within the terrace and is considered appropriate. Changes have also been made to raise the brickwork at 3F level by a few courses, which together with the 2.0m setback and 2.5m setbacks either side, reduces the visual impact of this floor giving it a subservient appearance.</p> <p>The view south from Shaftsbury Square along Bradbury Place is important in that the skyline is dominated by the three spires/towers of the Moravian Church, Deconsecrated Methodist Church and Crescent Church. It is considered that the changes made to the Bradbury Place elevation which sees the scheme being reduced by one storey and the incorporation of a deeper setback at 4F level (increased from 1.0m to 2.0m), will not result in a detrimental impact on this key view.</p>
9.29	<p><i>Albion Lane elevation</i></p> <p>The development proposes a total of 6 storeys to the rear along Albion Lane (GF+5) which sees this element of the scheme being reduced by two storeys. While some additional massing is required above, to house plant/lift motor room, it is noted that this element is limited to a small central section of the building above the lift/stair lobby, lifts and staircase. This element will only rise a further 900mm above the upper height of this part of the building and will be setback 2.5m from its front edge so will only be visible from long distance views. The reduction in height of this rear element of the building will also ensure that the proposed development will not be visible when viewed from Upper Crescent along the southern side of Crescent Gardens Park (Queen's Conservation Area).</p>
9.30	<p>Articulation of facades</p> <p>The building's Bradbury Place elevation incorporates five bays which picks up on visual cues that are cognisance of historic plot widths, scale and proportion within the terrace. This has also been accentuated by variations in the tone and bond of facing brick and the proportions of windows with spandrels between those windows on lower floors which picks up on the hierarchy of windows elsewhere along the street.</p> <p>The ground floor retail unit along Bradbury Place now takes cognisance of existing fascia depths along this terrace, similarly the unit now incorporates a modest stall riser which reflects those of adjacent units. While a uniform building line is proposed at GF a different treatment has been applied to the student housing component which helps to improve the legibility of the building and differentiates from the more traditional shopfront arrangement of the retail unit.</p>
9.31	<p>Materials</p> <p>While the predominant material in the area is red brick, the opportunity has been taken to use slight variations in brick tone, type and bond in order to help break up the wide elevation and add visual interest. The incorporation of standing seam cladding on the setback 4F level along Bradbury Place is welcomed as this will visually give the</p>

	<p>appearance of an attic extension, particularly given the deeper 2.0m setback and marginally raised brickwork at 3rd floor level. Likewise the use of sections of standing seam cladding at either end of the rear sixth floor, along with increased glazing at the common room at these corner locations, will help to soften this component of the scheme particularly when viewed from the Lisburn Road.</p>
9.32	<p>It's recommended that a condition should be attached relating to materials which stipulates that samples are made available for inspection (preferably on site) and are approved in writing by the Local Planning Authority. This would relate to samples of clay facing brick, windows, spandrel panels, ppc window surrounds and standing seam cladding on the upper floors and at ground floor information in relation to the proposed shop framing, fascia material, stall risers and louvres fronting the student housing entrance lobby.</p>
9.32	<p>Local Environmental Improvements Contributions to local environmental improvements could primarily take the form of public realm improvements to the streetscape to the front of the building along Bradbury Place in order to enhance the pedestrian environment which sits approximately halfway between Queens University and Belfast City centre. This will be secured through the use of planning conditions.</p>
9.33	<p>In summary, the scale, massing and proportions of the building are considered to be acceptable and in keeping with the existing character of the area. The proposed design is 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>
9.34	<p><u>Impact on listed buildings and the setting of listed buildings</u> The site is in proximity to a number of listed buildings including Bradbury Buildings (HB26/30/074), 2-6 Bradbury Place (HB26/30/075), Crescent Arts Centre (HB26/27/016), Moravian Church (HB26/28/004) the Crescent Church (HB26/27/010) and deconsecrated Methodist Church (HB26/28/006), which are of special architectural and historic importance and are protected by Section 80 of the Planning Act (NI) 2011. HED Historic Buildings (HED: HB) has considered the effects of the proposal on the setting of listed buildings and on the basis of the information provided give the following advice: HED : HB is content the proposal satisfies the policy requirements of SPSS 6.12 and BH11 PPS6, without conditions. Following comments from HED and the Council, the applicants positively engaged with BCC Planning Service and revised their proposal. The applicants removed a storey from the building thus reducing the height, scale and overall massing of the building. They provided a set back to the upper floors of the front element of the building, reduced the height of the attic floor and incorporated a suitable palette of materials as well as reorganising the shop front. The detailed design respects the nearby listed buildings in terms of scale, height, massing. The works proposed make use of sympathetic building materials and techniques which respect those found in the wider area thus respecting the character of the setting of the buildings in the area. Following the submission of revised visuals and consultation with HED, BCC Planning Service consider that the proposal is compliant with Policy BH 11 of PPS 6.</p>
9.35	<p><u>Impact on monuments</u> Munday's Well is a scheduled monument under HED's database and is approx. 230 metres south west of the site. There are no visible remains of this well which has probably been built over and destroyed. HED Historic Monuments has assessed the</p>

	<p>application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.</p>
9.36	<p><u>Noise / Public Health</u> BCC Environmental Health requested a noise impact assessment and following assessment of these details Environmental Health offered no objections to the proposal subject to conditions. The proposal is also considered acceptable in terms of air quality, odour, and related matters.</p>
9.37	<p><u>Land Contamination</u> A preliminary risk assessment has been submitted in support of the application. Consultees have no objections to the proposed development subject to conditions.</p>
9.38	<p><u>Traffic and Parking</u> The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking and associated policy. DFI Roads has accepted that the proposal will not prejudice road safety or inconvenience the flow of traffic and there is adequate sustainable transport modes within the vicinity and offered no objections. The absence of car parking in the city centre is considered to be a positive feature of this high density scheme as it will encourage users to walk, cycle and use public transport. A single disabled car parking space is located to the rear of the development. Cycle parking provision has been provided internally on the ground floor. DFI Roads did not highlight any issues with access arrangements for neighbouring properties.</p>
9.39	<p><u>Drainage and Flooding</u> A drainage assessment was submitted as per PPS 15 Policy FLD 3 (Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains) requirement for proposals exceeding 10 or more residential units. DFI Rivers have reviewed the content of the drainage assessment and have concluded that the applicant has provided adequate drainage calculations to support their proposal and offer no objections. Furthermore, the applicant has received consent from NI Water to discharge 1.2l/s of storm water runoff from the proposal site to an existing combined sewer located within Bradbury Place.</p>
9.40	<p><u>Fire Safety, Waste Management and Access for disabled people</u> Building Control confirm that there appears to be sufficient development opportunity within the footprint of the proposed building to comply with the Building Regulations (NI) 2012 in respect to Fire Safety, solid waste in buildings and access and facilities for disabled people. The bin storage is defined within an area within the lower ground floor layout and is considered to be an acceptable arrangement. The applicant also provided an adequate waste management strategy which indicates that waste will be managed and collected by a private operator.</p>
9.41	<p><u>Representations:</u> 4 representations have been received objecting on the basis of the loss of light to offices, access issues for neighbouring offices, impact on historic buildings and character of the area, traffic, impact on existing businesses who occupy the buildings which are proposed to be demolished. 308 letters of support have been received highlighted the positive impact the proposal would have in terms of economic benefits, the need for student housing in close proximity to Queens University, urban regeneration, reduce anti-social behaviour in the area. These issues have all been considered in the above assessment.</p>

9.42	<p><u>Developer Contributions</u> It is considered appropriate that any planning approval should be subject to the developer entering a Section 76 legal agreement with Belfast City Council to provide certainty around the management of the accommodation.</p>
9.43	<p>Pre-Application Community Consultation 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.</p> <p>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 application for planning permission for the development is to be submitted. A PAN (LA04/2017/1393/PAN) was submitted to the Council on 22nd June 2017. 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>
10.0	<p>Recommendation</p>
10.1	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions and completion of a legal agreement under Section 76 of the Planning Act (NI) 2011.</p>

<p>Draft Conditions (Delegation of final conditions to Director of Planning & Building Control Requested):</p>	
1.	<p>As required by Section 61 of the Planning Act (N. Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time limit</p>
2.	<p>Prior to commencement of the development the applicant shall submit details of public realm improvements along the Bradbury Place frontage as highlighted in yellow on Drawing No. xx which shall be agreed in writing with the Council and shall be carried out as agreed prior to occupation of the hereby approved development.</p> <p>Reason: In the interests of the character and appearance of the area.</p>
3.	<p>The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 04B 'Proposed Ground Floor Level' bearing the Belfast City Council Planning Office date stamp 30th November 2018 to provide adequate facilities for servicing and parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for parking, cycle storage and servicing.</p> <p>Reason: To ensure that adequate provision has been made for cycle storage and servicing.</p>

4. A minimum of 36 no. cycle parking spaces shall be provided and permanently retained in accordance with approved plan drawing No.04B date stamped 30th November 2018. The access shall be available at all times for 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 bearing the Belfast City Council Planning Office date stamp 07 December 2017. This includes provision of the Translink Corporate Commuter Initiative, the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads. No variation to the approved Travel Plans shall be implemented without the prior consent of the Local Planning Authority.

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

6. The development hereby permitted shall operate in accordance with the Servicing and Waste Management Plan bearing the Belfast City Council Planning Office date stamp 28 August 2018.

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

7. Prior to the commencement of construction of the proposal we would request that details are provided to Belfast Planning Authority for review and to be approved in writing by Belfast Planning Authority on the specification including the acoustic attenuation of the proposed glazing and ventilation system(s) to all the habitable rooms on the facades of the proposal. The information submitted must demonstrate that the proposed glazing and ventilation units will provide suitable internal noise targets and that the relevant recommendations outlined in the KRM Acoustic's Noise Impact Assessment dated 27th November 2018 and KRM report dated 12/2/18 have been incorporated.

Reason: In the interests of residential amenity

8. Prior to the occupation of the proposed development, the applicant must submit to the Local Planning Authority for approval a Noise Verification Report which demonstrates that the mitigation/design measures outlined in the KRM Acoustics report titled "Noise Assessment Proposed Mixed use commercial and residential Accommodation, 30-44 Bradbury Place, Belfast dated 27th November 2018 and the additional KRM acoustics information dated 12th February 2018 PL Ref: LA04/2017/2753/F" have been implemented and it must demonstrate that the glazing and ventilation units approved by the Local Planning Authority have been installed. The verification report must be carried out by a competent acoustic consultant and demonstrate that suitable internal noise targets are not exceeded within the habitable rooms within the proposal with the windows closed and the alternative means of ventilation provided in accordance with current building regulation requirements.

Reason: In the interests of residential amenity

9. Prior to and during the operation of the proposal the Rating Level (dB LAr) of sound from all combined building services plant associated with the development shall not exceed the background sound level (for both day time and night time) at the nearest sound sensitive premises when measured in accordance with the assessment methodology outlined in BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound. A Rating Level (dB LAr) indicative of 'no adverse impact' shall be maintained thereafter.

- The noise level shall not exceed 82dBLa_{eq}, 15 minute, within the internal plant rooms.

Reason: In the interests of residential amenity

10. The external courtyard areas must not be used as a communal space by students between the hours of 23.00hrs and 07.00hrs.

Reason: In order to protect future occupants of the proposed development against noise disturbance.

11. No deliveries to or collections from the retail unit shall take place between the following hours 23.00hrs and 07.00hrs.

Reason: In the interests of amenity

12. Prior to commencement of any part of the development, a construction dust, noise and vibration management plan shall be submitted to and agreed with by the Local Planning Authority. This plan shall outline the methods to be employed to minimise any dust, noise and vibration impact of construction operations demonstrating 'best practicable means. The plan shall be in accordance with BS5228:2009 Noise and Vibration Control on Construction and open sites and IAQM Guidance on the Assessment of dust from demolition and construction 2014. Demolition and construction works should be carried out in line with the approved plan. No variation implemented without consent of the Local Planning Authority.

Reason: Protection of amenity

Informative

Under Section 76 of the Planning Act (Northern Ireland) 2011 the applicant has agreed that prior to commencement of operation of the development, the applicant must submit a Final Management Plan to be agreed and approved by the Council in writing. Evidence must be submitted that the Management Plan will be delivered by a competent PBSA operator with a proven track record in managing this type of accommodation. The Final Management Plan must demonstrate compliance with a government approved accreditation scheme for purpose built student accommodation such as ANUK/UNIPOL National Code of Standards or the Universities UK/HE Guild Management code and provide detailed arrangements to address the following matters:

Noise Control and tenant behaviour;

Measures for controlling hours of use and potential noise disturbance from the use of the proposed external amenity space;

Proposed Liaison arrangements with the relevant education institutes, the Council and the PSNI in relation to tenant behaviour;

Travel Plan for staff and students;

General management operations;

Servicing; security features; CCTV; Lighting; Intercoms; Soundproofing.

Under Section 76 of the Planning Act (Northern Ireland) 2011 the applicant has agreed that within the first year of commencement of operation of the development the Applicant must submit to Belfast City Council evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

ANNEX

Date Valid	8 th December 2017
Date First Advertised	29 th December 2017
Date Last Advertised	14 th December 2018

Details of Neighbour Notification (all addresses)

Sophie Hagan

1 Magdala House, Magdala Street, Belfast, Antrim, Northern Ireland, BT7 1PU

Chloe Flynn

1 Magdala House, Magdala Street, Belfast, Antrim, Northern Ireland, BT7 1PU

Beth Nelson

1, Ardgreenan Mount, Belfast, Down, Northern Ireland, BT4 3FZ

Christine Worth

1, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL

Muriel Shaw

1, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL

Georgina Stewart

1, Carsons Mews, Ballygowan, Down, Northern Ireland, BT23 5GA

Andrew Glass

1, Cullyburn Road, Newtownabbey, Antrim, Northern Ireland, BT36 5BN

Caitlin McElhone

1, Dudley Street, Belfast, Antrim, Northern Ireland, BT7 1GW

Dervla McElhone

1, Dudley Street, Belfast, Antrim, Northern Ireland, BT7 1GW

George Watson

1, Eureka Drive, Belfast, Antrim, Northern Ireland, BT12 5NR

Molly Smyth

10 Birches Road, Portadown, Craigavon, BT62 1LS

Thomas Cassidy

10 Dudley Street, Belfast, BT7 1GQ

Rebekah McCullough

10, Blackrock Drive, Newtownabbey, Antrim, Northern Ireland, BT36 4AN

Niamh Treanor

100, Apartment 2, Fitzroy Avenue, Belfast, Antrim, Northern Ireland, BT7 1HX

Conor Hall

103, Melrose Street, Belfast, Antrim, Northern Ireland, BT9 7DP

Rachel Murray

11 India Street, Belfast

Peter Longwell

11, Cairnhill Road, Templepatrick, Antrim, Northern Ireland, BT39 0JA

Emma Lan

11, Copperwood Drive, Carrickfergus, Antrim, Northern Ireland, BT38 9EX

Ciara McKenan

11, Flat 1, India Street, Belfast, Antrim, Northern Ireland, BT7 1LJ

Shawn Moore

11, Highgrove Drive, Ballyclare, Antrim, Northern Ireland, BT39 9XH

Sam McComb
11, Matilda Avenue, Belfast, Antrim, Northern Ireland, BT12 5NL
Maedhbh Laverty
11, Merrion Park, Dunmurry, Antrim, Northern Ireland, BT17 0SE
Samantha Brownlee
11, Mill House Green, Antrim, Antrim, Northern Ireland, BT41 2UH
Matthew Clyde
11, Spencer Row, Coleraine, Londonderry, Northern Ireland, BT51 3DF
Jones Hamilton
11, Thorndale Terrace, Ballymoney, Antrim, Northern Ireland, BT53 7AZ
Ciar Nic Riocaird
110, Bryansford Road, Newry, Kilcoo, Down, Northern Ireland, BT34 5LN
Erin McAllister
111, Craigs Road, Carrickfergus, Antrim, Northern Ireland, BT38 9XA
Jennie Burns
113, Flat 1, Fitzroy Avenue, Belfast, Antrim, Northern Ireland, BT7 1HU
The Owner/Occupier,
115, Caddy Road, Randalstown, Antrim, Northern Ireland, BT41 3DW
The Owner/Occupier,
118, University Street, Belfast, Antrim, Northern Ireland, BT7 1HH
The Owner/Occupier,
119, Monagh Road, Belfast, Antrim, Northern Ireland, BT11 8EG
Lauren Spencer
12, Ayrshire Avenue, Lisburn, Antrim, Northern Ireland, BT28 2WF
Victor Kim
12, Clarke Lodge Road, Newtownabbey, Antrim, Northern Ireland, BT36 4QY
Harry Russell
12, Farm Lodge Close, Greenisland, Antrim, Northern Ireland, BT38 8XW
The Owner/Occupier,
12, Flat 6, Ashley Avenue, Belfast, Antrim, Northern Ireland, BT9 7BT
The Owner/Occupier,
12, Moyle Hill, Ballywalter, Down, Northern Ireland, BT22 2PR
James Illingworth
12, Olympia Drive, Belfast, Antrim, Northern Ireland, BT12 6NH
The Owner/Occupier,
120, Antrim Road, Belfast, Antrim, Northern Ireland, BT15 2AH
Damien Milty
124, Malone Avenue, Belfast, Antrim, Northern Ireland, BT9 6ET
Conor Anderson
124, Malone Avenue, Belfast, Antrim, Northern Ireland, BT9 6ET
William Hamill
125 Wellesley Avenue, Belfast, BT9 6lt
R Donaldson
125, Cregagh Road, Belfast, Castlereagh, Down, Northern Ireland, BT6 0LA
Evelyn Simpson
126 Crebilly Road, Ballymena, BT42 4DP
Mary Hodgen
128, Tavanagh Street, Belfast, Antrim, Northern Ireland, BT12 6JP
Derek White
128, Tavanagh Street, Belfast, Antrim, Northern Ireland, BT12 6JP

Louise Duffy
13 Lawrence Street, Belfast, BT7 1LE

Kellee Graham
13, Flat 1, Lawrence Street, Belfast, Antrim, Northern Ireland, BT7 1LE

Emma Gault
132, Woodtown Road, Ballymena, Antrim, Northern Ireland, BT42 1BL

Matthew White
134, Movilla Road, Newtownards, Down, Northern Ireland, BT23 8RJ

Claire Wallace
14, Kashmir Road, Belfast, Antrim, Northern Ireland, BT13 2SA

Evie Parr
14, Prince Edward Park, Belfast, Antrim, Northern Ireland, BT9 5FZ

Shiuri Wakaki
14-40 Guthrie House, Fitzwilliam Street, Belfast, Antrim, Northern Ireland, BT9 6AW

Beth Lyttle
141, Clonmore Road, Dungannon, Armagh, Northern Ireland, BT71 6HX

Claire Convery
14aa, Blackrock Road, Randalstown, Antrim, Northern Ireland, BT41 3LF

Neil Brannigan
15, Clonaslea, Newtownabbey, Antrim, Northern Ireland, BT37 0UL

Cormac Crowley
15, Fitzwilliam Square, Belfast, Antrim, Northern Ireland, BT7 1JH

Matthew Griffiths
15, Palestine Street, Belfast, Antrim, Northern Ireland, BT7 1QJ

Cathy Kew
15, William Alexander Park, Belfast, Antrim, Northern Ireland, BT10 0LW

Emma Kirkland
16 Corkley Road, Tassagh, Armagh, BT60 2NZ

Samantha Matthews
16, Cove Hollow, Groomsport, Down, Northern Ireland, BT19 6HT

Amy Baird
16, Donegall Rise, Whitehead, Antrim, Northern Ireland, BT38 9LN

Brendan Brady
16, Parkview Street, Lurgan, Armagh, Northern Ireland, BT66 8QL

Connie Callaghan
164, Lake Street, Lurgan, Armagh, Northern Ireland, BT67 9DY

Matthew Currie
16a, Victoria Manor, Ballyclare, Antrim, Northern Ireland, BT39 9YW

Peter Magill
17, Cambourne Park, Belfast, Antrim, Northern Ireland, BT9 6RL

Catherine Gahon
17, Damascus Street, Belfast, Antrim, Northern Ireland, BT7 1QQ

Maria McCrory
17, Edenvale Meadows, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0EG

Katherine Ingram
17, Kensington Gardens, Belfast, Down, Northern Ireland, BT5 6NP

Finlay Roulston
17, Knocklynn Grove, Coleraine, Londonderry, Northern Ireland, BT52 1WR

Julie Kesnohan
17, Tullygrawley Road, Cullybackey, Antrim, Northern Ireland, BT43 5NP

Jonathan Brownlee
173, Ulsterville Avenue, Belfast, Antrim, Northern Ireland, BT9 7AU
Adam Hall
173, Ulsterville Avenue, Belfast, Antrim, Northern Ireland, BT9 7AU
James Cousins
176, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AQ
Samuel Cousins
176, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AQ
Denise Cousins
176, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AQ
Emma Cousins
176, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AQ
The Owner/Occupier,
18, Glendore Wood, Omagh, Tyrone, Northern Ireland, BT79 7LF
Sean McCallum
18, Gransha Crescent, Belfast, Antrim, Northern Ireland, BT11 8AS
Lucy Reynolds
18, Millbank, Bangor, Down, Northern Ireland, BT19 7PL
Celine Pacturan
18, Riverview Street, Belfast, Antrim, Northern Ireland, BT9 5FD
Sian Baker
18, Towerview Crescent, Bangor, Down, Northern Ireland, BT19 6BA
Rebecca Reid
186, Gilnahirk Road, Belfast, Down, Northern Ireland, BT5 7QR
Brooke McErlean
19 India Street, Belfast
Helena Park
19, Ballybracken Road, Ballyclare, Antrim, Northern Ireland, BT39 9QZ
Katie Roberts
19, Fitzwilliam Square, Belfast, Antrim, Northern Ireland, BT7 1JH
Megan Wynne
19, Fitzwilliam Square, Belfast, Antrim, Northern Ireland, BT7 1JH
Niamh Rodgers
19, Fitzwilliam Square, Belfast, Antrim, Northern Ireland, BT7 1JH
Joanne Pateson
19, Fitzwilliam Square, Belfast, Antrim, Northern Ireland, BT7 1JH
Christopher Dickison
19, Wellington Park Avenue, Belfast, Antrim, Northern Ireland, BT9 6DT
Margaret Gibson
19a, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Hugh Tiernan
1a, Carmel Street, Belfast, Antrim, Northern Ireland, BT7 1QE
J Roberts
1b, Aughrim Park, Belfast, Antrim, Northern Ireland, BT12 5JD
Amanda Gilliland
2 Rockhaven, Rocky Road, Belfast, Gilnahirk, Down, Northern Ireland, BT5 7QJ
Francis Rice
2 Ashfield, Lisnaskea, Co Fermanagh
Hannah Ruddy
2, Altnagelvin Park, Londonderry, Londonderry, Northern Ireland, BT47 2LT

Jamie Lutton
2, Ballydown Heights, Banbridge, Down, Northern Ireland, BT32 4GY
Shannon Ravon
2, Beaumont Drive, Bangor, Down, Northern Ireland, BT19 6WH
Billy McCune
2, Bentham Drive, Belfast, Antrim, Northern Ireland, BT12 5NS
Clare Brown
2, Carnhill Park, Newtownabbey, Antrim, Northern Ireland, BT36 6LD
James Ferguson
2, Cherry Manor, Coleraine, Londonderry, Northern Ireland, BT51 3SZ
Jackie Taylor
2, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
Aoife Burgess
2, Old Grange Way, Carrickfergus, Antrim, Northern Ireland, BT38 7UF
The Owner/Occupier,
2,11 Lower Crescent,Belfast,Antrim,BT7 1NR,
Conor Watterson
20, Eblana Street, Belfast, Antrim, Northern Ireland, BT7 1LD
Jack Holmes
20, Lord Moira Park, Ballynahinch, Down, Northern Ireland, BT24 8TF
Conor Hommley
20, Oaklands Lane, Omagh, Tyrone, Northern Ireland, BT79 7NW
Maeve McKendry
200 Garron Road,Glenariffe,Co Antrim,BT44 0JT
Rachel McBride
21, Flat 1, Stranmillis Gardens, Belfast, Antrim, Northern Ireland, BT9 5AS
Sarah Topping
21, Glenview Heights, Belfast, Down, Northern Ireland, BT5 7NE
Sara Peters
21, Lepper Street, Belfast, Antrim, Northern Ireland, BT15 2DL
Christie Young
21a, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Caoimhe Stewart
22, Ladybrook Park, Belfast, Antrim, Northern Ireland, BT11 9EL
Simone Jackson
23, Mount Charles, Banbridge, Down, Northern Ireland, BT32 4DF
Cliodhan McIlvenny
23, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
Amyt Mutagh
24, Elm Hurst, Magheralin, Down, Northern Ireland, BT67 0QH
The Owner/Occupier,
24-28 ,Bradbury Place,Belfast,Antrim,BT7 1RS,
Shannon Richards
25, Flat 1, India Street, Belfast, Antrim, Northern Ireland, BT7 1LJ
Amy Caldwell
25, Henryville Court, Ballyclare, Antrim, Northern Ireland, BT39 9FS
Ronan Conway
25, Rossmore Road, Dungannon, Tyrone, Northern Ireland, BT71 4BJ
Kendal Hall
25, Stranmillis Gardens, Belfast, Antrim, Northern Ireland, BT9 5AS

The Owner/Occupier,
25-41 ,Botanic Avenue,Belfast,Antrim,BT7 1JG,
Will Hancock-Evans
26, Cromwell Road, Belfast, Antrim, Northern Ireland, BT7 1JW
Will Hancock-Evans
26, Cromwell Road, Belfast, Antrim, Northern Ireland, BT7 1JW
Rebecca Hamilton
26, Killynure Gardens, Carryduff, Down, Northern Ireland, BT8 8PR
L Currie
26A Derryvolgie Avenue,Belfast,BT9 6FP
The Owner/Occupier,
26d, Ballyfore Park, Newtownabbey, Antrim, Northern Ireland, BT36 6XU
The Owner/Occupier,
27 Botanic Avenue,Belfast,Antrim,BT7 1JG,
Bridin Quinn
27, Glen River Park, Glenavy, Antrim, Northern Ireland, BT29 4FX
Thomas Hanna
27, Sandymount Street, Belfast, Antrim, Northern Ireland, BT9 5DP
Miky O'Bryan
27, Stranmillis Gardens, Belfast, Antrim, Northern Ireland, BT9 5AS
Conan McElduff
279b, Drumnakilly Road, Carrickmore, Tyrone, Northern Ireland, BT79 9PU
Amy Burnside
28, Irvine Park, Bangor, Down, Northern Ireland, BT19 7XR
The Owner/Occupier,
28, Mount Charles, Belfast, Antrim, Northern Ireland, BT7 1NZ
The Owner/Occupier,
29 Botanic Avenue,Belfast,Antrim,BT7 1JG,
Chander Shekhar
29 Joy Street Town Parks Belfast
Ciara Quayle
29, Carmel Street, Belfast, Antrim, Northern Ireland, BT7 1QE
Natalie Murphy
29, Church Street, Ballynahinch, Down, Northern Ireland, BT24 8AF
The Owner/Occupier,
29, Lisnamuck Road, Tobermore, Londonderry, Northern Ireland, BT45 5QF
Anna Bengrisan
29, Meadowbank, Newtownabbey, Antrim, Northern Ireland, BT37 0UP
Stephanie Ocker-Lyttle
29, Tates Avenue, Belfast, Antrim, Northern Ireland, BT9 7BY
Maria McGowan
29, The Pines, Cookstown, Tyrone, Northern Ireland, BT80 8RB
D Niblock
2a, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Tracey Moon
3, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL
Gary McCallister
3, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL
Tracey Moon
3, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL

Callum Wall

3, Lisburn Avenue, Belfast, Antrim, Northern Ireland, BT9 7FX

Beth Buchanan

3, Rowan Gardens, Belfast, Antrim, Northern Ireland, BT9 5BW

Charis Bennett

3, Rowan Gardens, Belfast, Antrim, Northern Ireland, BT9 5BW

The Owner/Occupier,

3, Stonebridge Avenue, Newtownards, Conlig, Down, Northern Ireland, BT23 7QL

The Owner/Occupier,

3,11 Lower Crescent,Belfast,Antrim,BT7 1NR,

Melanie Gordon

30, Ballybrick Road, Katesbridge, Down, Northern Ireland, BT32 5QP

James Larkin

30, Elaine Street, Belfast, Antrim, Northern Ireland, BT9 5AR

The Owner/Occupier,

30, Flat 1, Magdala Street, Belfast, Antrim, Northern Ireland, BT7 1PU

Jordan Hamilton

31, Apartment 2, Riverview Street, Belfast, Antrim, Northern Ireland, BT9 5FD

Rachel Mo

31, Broadlands, Carrickfergus, Antrim, Northern Ireland, BT38 7BL

Michael Harpe

31a, Drumreagh Road, Ballygowan, Down, Northern Ireland, BT23 6LD

Aimee Keenan

32, Palestine Street, Belfast, Antrim, Northern Ireland, BT7 1QJ

Kyle Tumelty

32, Rickamore Road, Templepatrick, Antrim, Northern Ireland, BT39 0ET

Andrew McClurg

32, Sandhurst Gardens, Belfast, Antrim, Northern Ireland, BT9 5AW

Oliver Webb

32, Wellesley Avenue, Belfast, Antrim, Northern Ireland, BT9 6DG

Jennifer Rankin

330, Doagh Road, Newtownabbey, Antrim, Northern Ireland, BT36 6XL

Nicola Stead

34, Stranmillis Park, Belfast, Antrim, Northern Ireland, BT9 5AU

Lauren Millar

35, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD

The Owner/Occupier,

36 Bradbury Place,Belfast,Antrim,BT7 1RT,

Robyn McCartney

37, Ormonde Park, Belfast, Antrim, Northern Ireland, BT10 0LT

Thomas Campbell

37, Wellesley Avenue, Belfast, Antrim, Northern Ireland, BT9 6DG

Eoin Bradley

37A Bullymullerty Road,Newtownards,Co Tyrone,Belfast

Chris McCreawan

38 The Bass Buildings, Apartment 9, Alfred Street, Belfast, Antrim, Northern Ireland, BT2 8EP

Krishna Pandey

38 Bradbury Place,Belfast,Antrim,BT7 1RT,

Caoimhe Tolan

38, Chichester Gardens, Belfast, Antrim, Northern Ireland, BT15 5FS
Michael Morgan

38, Jerusalem Street, Belfast, Antrim, Northern Ireland, BT7 1QN
Julia Pollard

39, Holly Hill, Craigavon, Down, Northern Ireland, BT66 7UB
Megan Bradley

39, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
Christopher McCann

4, Carnesure Manor, Comber, Down, Northern Ireland, BT23 5SJ
Emma Crawford

4, Church View, Coalisland, Tyrone, Northern Ireland, BT71 4HS
The Owner/Occupier,

4, Derrymore Avenue, Newtownabbey, Antrim, Northern Ireland, BT36 7AA
Emma Kelly

4, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
Noleen Kelly

4, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
Chris Graham

4, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
Amit Rekhi

40 Ballylenaghan Heights Belfast Down
The Owner/Occupier,

40-42 ,Bradbury Place,Belfast,Antrim,BT7 1RT,
Rebecca Kearney

40b, Chapel Road, Meigh, Armagh, Northern Ireland, BT35 8JY
Emma Martin

41, Herons Road, Ballyward, Down, Northern Ireland, BT31 9SR
Emma Morrow

41, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
Emma McGurk

41, Shan Slieve Drive, Newcastle, Down, Northern Ireland, BT33 0HN
Jack Bardon

42, Edinburgh Street, Belfast, Antrim, Northern Ireland, BT9 7DS
Rachael Blair

43, Broadlands, Carrickfergus, Antrim, Northern Ireland, BT38 7BL
Ciara McEvoy

43, Damascus Street, Belfast, Antrim, Northern Ireland, BT7 1QQ
The Owner/Occupier,

44 Bradbury Place,Belfast,Antrim,BT7 1RU,
Patrick Stuart

45, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
The Owner/Occupier,

45, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
Conor McKeown

45, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
James Donnelly

46, Brookland Street, Belfast, Antrim, Northern Ireland, BT9 7FZ
Aoilfe Leggett

46, Osborne Park, Belfast, Antrim, Northern Ireland, BT9 6JP
The Owner/Occupier,

46a ,Bradbury Place,Belfast,Antrim,BT7 1RU,
The Owner/Occupier,
46b ,Bradbury Place,Belfast,Antrim,BT7 1RU,
Eve Devlin
47, Ardmore Avenue, Belfast, Finaghy, Antrim, Northern Ireland, BT10 0JP
Kathleen McCafery
47, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RD
Oscar Hamilton
47, Trossachs Drive, Belfast, Antrim, Northern Ireland, BT10 0HU
Thomas Bell
49, Candahar Street, Belfast, Down, Northern Ireland, BT7 3AR
Conor Kelly
49, Jerusalem Street, Belfast, Antrim, Northern Ireland, BT7 1QN
Sheryl Liag
49, Lower Windsor Avenue, Belfast, Antrim, Northern Ireland, BT9 7DW
William Christie
4a, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Naomi Milles
4b, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Conor Black
5, Andersonstown Parade, Belfast, Antrim, Northern Ireland, BT11 8FL
Albert Cousins
5, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL
Lisa Cousins
5, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL
Willima Martin
5, Britannic Drive, Belfast, Antrim, Northern Ireland, BT12 5HT
Eimhear Glasgow
5, Cahore Terrace, Draperstown, Londonderry, Northern Ireland, BT45 7LT
Andrew Moorcroft
5, College Grange, Portadown, Armagh, Northern Ireland, BT63 5UG
Amie Fleming
5, Hiltonstown Road, Portglenone, Antrim, Northern Ireland, BT44 8EG
The Owner/Occupier,
5, Serpentine Gardens, Newtownabbey, Antrim, Northern Ireland, BT36 7EZ
Keara Pateson
5, Tollymore Brae, Newcastle, Down, Northern Ireland, BT33 0GT
The Owner/Occupier,
5-6 ,Lower Crescent,Belfast,Antrim,BT7 1NR,
Jenny Mairs
50, Corbally Road, Portrush, Antrim, Northern Ireland, BT52 2LZ
Kyle Briscoe
50, Cronstown Cottage Park, Newtownards, Down, Northern Ireland, BT23 8QP
Olivia Cain
50, St Albans Gardens, Belfast, Antrim, Northern Ireland, BT9 5DR
David McCann
51, Flat 1, Camden Street, Belfast, Antrim, Northern Ireland, BT9 6AT
Albert Hodgen
52, Vernon Street, Belfast, Antrim, Northern Ireland, BT7 1EX
Rachael Walsh

52, Wellesley Avenue, Belfast, Antrim, Northern Ireland, BT9 6DH
Stephen Kennedy

55, Windmill Road, Bangor, Down, Northern Ireland, BT20 5QY
Sarah Sutton

568, Boa Island Road, Kesh, Fermanagh, Northern Ireland, BT93 8AE
Lauren Wilson

57, Agincourt Avenue, Belfast, Antrim, Northern Ireland, BT7 1QB
Michaela Morrison

57, Glendhu Manor, Belfast, Down, Northern Ireland, BT4 2RJ
Anna McKay

59, Cromwell Road, Belfast, Antrim, Northern Ireland, BT7 1JY
Katie Campbell

59, Cromwell Road, Belfast, Antrim, Northern Ireland, BT7 1JY
Niamh McIntosh

5a, Glenariffe Road, Ballymena, Antrim, Northern Ireland, BT44 0QY
Margaret Shaw

6 Symons Street, Belfast, BT12 6GA
Shannon Prior

6, Apartment 1, Eblana Street, Belfast, Antrim, Northern Ireland, BT7 1LD
Anna Thompson

6, Chestnut Crescent, Belfast, Antrim, Northern Ireland, BT9 5BW
Lindsey Stewart

6, Colchester Park, Belfast, Antrim, Northern Ireland, BT12 5PZ
Sam Anderson

6, Edengrove Park East, Ballynahinch, Down, Northern Ireland, BT24 8DP
Ruairi O'Kane

6, Fitzroy Avenue, Belfast, Antrim, Northern Ireland, BT7 1HW
Sarah Toombs

6, Frank Street, Belfast, Down, Northern Ireland, BT5 4NW
kay Hutton

6, Hurst Park, Belfast, Antrim, Northern Ireland, BT12 5BS
Ann Hutton

6, Hurst Park, Belfast, Antrim, Northern Ireland, BT12 5BS
Laura Millar

6, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
Niamh McCaffery

6, Tullywinney Hill, Whitecross, Armagh, Northern Ireland, BT35 7FP
Naomi Campbell

6, Upper Cairncastle Road, Larne, Antrim, Northern Ireland, BT40 2DT
Hannah Matthews

60, Osborne Park, Belfast, Antrim, Northern Ireland, BT9 6JP
Rory Burke

609, Apartment 12, Ormeau Road, Belfast, Down, Northern Ireland, BT7 3JD
Maria McArdle

61, Flagstaff Road, Newry, Cloghoge, Armagh, Northern Ireland, BT35 8NR
Sarah Crowe

62, Charles Park, Portadown, Armagh, Northern Ireland, BT62 4AH
Mark McIlvanna

63, Palestine Street, Belfast, Antrim, Northern Ireland, BT7 1QL
Ciaran McCabe

63, Palestine Street, Belfast, Antrim, Northern Ireland, BT7 1QL
Tiernan O'Neill

63, Palestine Street, Belfast, Antrim, Northern Ireland, BT7 1QL
Hannah Steventon

64, Malone Avenue, Belfast, Antrim, Northern Ireland, BT9 6ER
Laura Rafferty

64, Malone Avenue, Belfast, Antrim, Northern Ireland, BT9 6ER
Marie-Louise McEldunney

65, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RE
Maria Teague

66, Back Lower Road, Dungannon, Tyrone, Northern Ireland, BT71 5ER
Nicola Brown

66, Beechgrove Avenue, Belfast, Down, Northern Ireland, BT6 0NF
Ella Heron

66, University Avenue, Belfast, Antrim, Northern Ireland, BT7 1GY
Sarah McCann

68, Agincourt Avenue, Belfast, Antrim, Northern Ireland, BT7 1QB
The Owner/Occupier,

69 University Avenue, Belfast
Carol Mullan

6a, City Way, Belfast, Antrim, Northern Ireland, BT12 5BN
Lara Morrison

7 Queensway Gate, Lisburn
Nadine Gill

7, Boyne Court, Belfast, Antrim, Northern Ireland, BT12 5BL
Kyle McClean

7, Brantwood Gardens, Antrim, Antrim, Northern Ireland, BT41 1HP
Phoebe Gibson

7, Norwood Avenue, Belfast, Down, Northern Ireland, BT4 2EE
Cathy Meuotte

7, Sandymount Street, Belfast, Antrim, Northern Ireland, BT9 5DP
David Linton

7, Sycamore Park, Belfast, Antrim, Northern Ireland, BT9 5BW
Alex Harper

7, Windsor Hill, Hillsborough, Down, Northern Ireland, BT26 6RL
Katie Stewart

70, Gurteen Road, Garrison, Fermanagh, Northern Ireland, BT93 4DJ
Louise Burke

70, Sandhurst Gardens, Belfast, Antrim, Northern Ireland, BT9 5AX
Sarah McCann

70, Sandhurst Gardens, Belfast, Antrim, Northern Ireland, BT9 5AX
Dearbhla O'Conner

72 Stranmillis Gardens, Belfast, BT9 5AT
Sarah-Louise Murray

72, Fellows Hall Road, Armagh, Armagh, Northern Ireland, BT60 4LU
Rebecca Neeson

72, Flat 1, University Avenue, Belfast, Antrim, Northern Ireland, BT7 1GY
Maeve Gallagher

72, Mulnafye Road, Omagh, Tyrone, Northern Ireland, BT79 0PG
Sean Lenaghan

75, Agincourt Avenue, Belfast, Antrim, Northern Ireland, BT7 1QB
Zoe Williamson

76, Flat 1, Fitzroy Avenue, Belfast, Antrim, Northern Ireland, BT7 1HX
Paul McQuade

77, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RE
Emmett Hamill

77, Rugby Avenue, Belfast, Malone Lower, Antrim, Northern Ireland, BT7 1RE
Sara Anson-Cartwright

78 Queens Elms, Malone Road, Belfast, Antrim, Northern Ireland, BT9 5BU
Jakub Sztotf

78 Queens Elms, Malone Road, Belfast, Antrim, Northern Ireland, BT9 5BU
Joshua Yip

78 Malone Road, Belfast, BT9 5BW
Payman Sammirael

78 Malone Road, Elms Village, Belfast, BT9 5BW
A Caddell

78, Rugby Road, Belfast, Antrim, Northern Ireland, BT7 1PT
Niamh Loy

79, Milltown Street, Warrenpoint, Down, Northern Ireland, BT34 3PU
Ugne Suegedaite

79, Tates Avenue, Belfast, Antrim, Northern Ireland, BT9 7BZ
Tom Freeburn

8 Naveen West, Stranmillis College, Belfast
Nathan Lindsay

8, Crumlin Road, Lisburn, Upper Ballinderry, Antrim, Northern Ireland, BT28 2JU
Emma George

8, Henly Heights, Carrickfergus, Antrim, Northern Ireland, BT38 8YJ
Margaret Gibson

8, Mcadam Gardens, Belfast, Antrim, Northern Ireland, BT12 5BP
K McCune

8, Oswald Park, Belfast, Antrim, Northern Ireland, BT12 5NT
Alicia Lagan

82, Old Coagh Road, Cookstown, Tyrone, Northern Ireland, BT80 8RQ
Shannon McNeill

84, Agincourt Avenue, Belfast, Antrim, Northern Ireland, BT7 1QB
Lisa Shaw

84, Donegall Avenue, Belfast, Antrim, Northern Ireland, BT12 6LX
Chloe Donnelly

84, Edenvale, Armagh, Armagh, Northern Ireland, BT60 1JF
Heather Berry

84, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AN
John J Berry

84, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AN
John Berry

84, Sicily Park, Belfast, Antrim, Northern Ireland, BT10 0AN
Daniel Havern

86, Apartment 1, Malone Avenue, Belfast, Antrim, Northern Ireland, BT9 6ES
Roisin Flannery

86, Appleton Park, Belfast, Antrim, Northern Ireland, BT11 9JF
Orlaigh Toner

862b, Glenshane Road, Dungiven, Londonderry, Northern Ireland, BT47 4RZ
Niamh Faulkner

9, Todds Leap Road, Dungannon, Tyrone, Northern Ireland, BT70 2BW
The Owner/Occupier,

9-11 ,Botanic Avenue,Belfast,Antrim,BT7 1JG,
Bronagh Lynch

90, Stewartstown Park, Belfast, Antrim, Northern Ireland, BT11 9GN
Shea Glasgon

91 Wellesley Avenue,Belfast
Shauna McElhill

96, Bramble Wood, Crumlin, Antrim, Northern Ireland, BT29 4FQ
Niamh McDonald

96, Castor Bay Road, Lurgan, Armagh, Northern Ireland, BT67 9LF
The Owner/Occupier,

Acsoni,First Floor Office,9 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Age Concern,Flat 5,4 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Age N I,3 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Aiken & Higham Ltd,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Alibi,23-31 ,Bradbury Place,Belfast,Antrim,BT7 1RR,
The Owner/Occupier,

Asurestart Ltd,Flat 3,4 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Bradbury Dental Clinic,46 Bradbury Place,Belfast,Antrim,BT7 1RU,
The Owner/Occupier,

Circular Developments,Office 2nd Floor,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Company Solutions(Europe)Ltd,Flat 2,4 Lower Crescent,Belfast,Antrim,BT7 1NR,
Paula Bradshaw

Constituency Office,100 University Street,Belfast,BT7 1HE
The Owner/Occupier,

Crescent Town House,11 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Crown Dental Surgery,Office 1,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Doctors Surgery,Surgery,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
Miley Proctor

Elms Village
The Owner/Occupier,

Flat 2,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Flat 3,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Flat 4,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Flat 5,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Flat 6,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Flat 7,10 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Flat Rentals Ltd,Ground Floor Office,8 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Goldsmiths,Flat 4,4 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Isherwood & Ellis,1 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Kings Restaurant,38 Bradbury Place,Belfast,Antrim,BT7 1RS,
Elle McVeaster
Lockside Court,Stranmillis
The Owner/Occupier,
Oak 3 Elms Village,Malone Road,Belfast
The Owner/Occupier,
One World Centre(Northern Ireland)Ltd,Flat 1,4 Lower Crescent,Belfast,Antrim,BT7
1NR,
The Owner/Occupier,
Oxfam,33 Botanic Avenue,Belfast,Antrim,BT7 1JG,
The Owner/Occupier,
Pineridge Developments Ltd,Store 3rd Floor,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Ringneil Trading Ltd,37-39 ,Botanic Avenue,Belfast,Antrim,BT7 1JG,
The Owner/Occupier,
Rogue Hair,48 Bradbury Place,Belfast,Antrim,BT7 1RU,
The Owner/Occupier,
S McFerran Accountant,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Safeguard Business Systems,2 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
Sahara Takeaway,35 Botanic Avenue,Belfast,Antrim,BT7 1JG,
The Owner/Occupier,
Sahara Takeaway,35 Botanic Avenue,Belfast,Antrim,BT7 1JG,
The Owner/Occupier,
Second Floor Office,8 Lower Crescent,Belfast,Antrim,BT7 1NR,
Zesus McIntosh
Stanmillis College,Nendrum Hall,Apartment No.2,Belfast
Fiona OHagan
Stranmillis College, Back Lodge, Stranmillis Road, Belfast, Antrim, Northern Ireland, BT9
5ED
The Owner/Occupier,
Sure Start,Office 3,9 Lower Crescent,Belfast,Antrim,BT7 1NR,
JOY POOTS
Sure Start,Second Floor Office,9 Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
The Fly,5-6 ,Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,
The Regency Hotel Ltd,12-13 ,Lower Crescent,Belfast,Antrim,BT7 1NR,
The Owner/Occupier,

Ycastle Properties Estate Agent, Office 1st Floor, 2 Lower Crescent, Belfast, Antrim, BT7 1NR,
Leah Deehan

Leo Kilkenny

Jake Knox

Alana Doyle

The Owner/Occupier,

Clare Flynn

Sarah Sonner

Una Quinn

Dofydd Williams

Dan Edgar

Sophie Bell

Daniel Garhan

The Owner/Occupier,

Andy Davidson

Hannah Coyne

J McHugh

Charlie Bridges

Adam Bennan

Kara Clarke

Lydia Baillie

Orla Lesly

Dervla O'Kane

Kirsty Crawford

Cliiodhna Caldwell-Mulligan

Niamh Corry

<p>Nikolas Cruz</p> <p>M McLeimon</p> <p>The Owner/Occupier,</p> <p>Max Brankin</p> <p>Kim Boyd</p> <p>The Owner/Occupier,</p> <p>Eoin Quinn</p> <p>The Owner/Occupier,</p> <p>Emilia Gmachavska Campbell</p> <p>Edward Allenby</p> <p>Dominic Murray</p>	
Date of Last Neighbour Notification	6 th December 2018
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>LA04/2016/0900/F- 30-44 Bradbury Place, Belfast, BT7 1RT- Demolition of existing buildings and erection of 6 and 11 storey blocks in a mixed-use development to include purpose-built, managed student accommodation with 271 studios, shared communal areas and landscaped roof terraces. Ground floor includes reception, 2 retail units, car parking and cycle storage (amended scheme).</p> <p>Planning permission refused: 21.11.2016</p>	
<p>Notification to Department (if relevant): N/A</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>	