

Committee Application

Development Management Report	
Application ID: LA04/2017/0308/F	Date of Committee: 19 th February 2019
Proposal: Apartment development comprising 14 two bed social housing apartments and associated landscaping and car parking (Amended description, amended plans and additional information)	Location: 123 Barnetts Road Belfast BT5 7BG
Referral Route: Residential development in excess of 12 units with objections	
Recommendation:	Approval
Applicant Name and Address: Dunrich Properties Ltd Victoria House Gloucester Street Belfast BT1 4LS	Agent Name and Address: Warwick Stewart Architects 892 Antrim Road Templepatrick BT39 0AH
<p>Executive Summary: This application seeks full planning permission for the construction of an apartment development containing 14 (two bedroom) social housing apartments and associated works including car parking, landscaping and widening of existing vehicular access to Barnetts Road.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Design, Impact on character and appearance of the area • Impact on trees • Impact on amenity • Access, Parking, Transport • Contamination • Flooding • Infrastructure capacity • Impact on Designated Sites and Ecology <p>The application site is unzoned whiteland within the development limits of Belfast as designated in the BUAP and Draft BMAP. The proposal involves the redevelopment of an existing residential site within an established residential area. The proposal would fulfil the main objectives of Draft BMAP and the SPPS, in the provision of much needed social housing in a sustainable location. The proposed development would not cause unacceptable harm to the character, appearance and environmental quality of the area. Overall, the proposal would create a sustainable and quality residential environment.</p> <p>DAERA, Rivers Agency, NI Water, Shared Environmental Services, BCC Environmental Health Unit, BCC Tree Officer were consulted and have offered no objection to the proposals. Whilst there is an outstanding final consultation response from TNI, the consultee has raised no issues of principle and it is considered that any technical matters can be dealt with via conditions.</p> <p>21 letters of objection has been received (2 of which are based on the most recent set of plans), citing concern with the following:</p>	

- Residential amenity - Loss of privacy, overlooking; Loss of light, overshadowing; Overbearing; Right to light;
- Impact on traffic and parking - Insufficient car parking; Surrounding roads don't have capacity to accommodate overspill; Additional traffic, hazardous for pedestrians and drivers; Do not agree with traffic study;
- Impact on the area- Not in keeping local context and street pattern;
- Impact on the Environment - Impact on trees; Impact on wildlife; Increase in noise and pollution; Pressure on sewers/ drains;
- Consider Human Rights Act;
- Measures during construction period.

These issues have been addressed in the main body of the report below.

The proposal has been assessed against, and is considered to comply with, the SPPS, BUAP, Draft BMAP, PPS2, PPS3, PPS7, PPS7 Addendum, PPS12 and PPS15. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved subject to conditions.

Recommendation

Approve subject to conditions

It is requested that committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for the construction of 14 (two bedroom) social housing apartments contained within three blocks. Blocks A and B are two storey and contain four apartments each and Block C is a three storey block containing six apartments. It is also proposed to widen the existing vehicular access to Barnetts Road along with associated landscaping and car parking within the site.</p> <p>The applicant has advised that the social housing is to cater for Category 1 – Active Elderly (Over 55s).</p> <p>The proposal was amended over the course of the application, incorporating the following changes;</p> <ul style="list-style-type: none"> • Reduction in the number of units from 18 to 14; • Reduction in the heights of Block A and B to two storey; • Relocation of Block B further away from the eastern boundary; • Set back of Block A from Barnetts Road; • Reconfiguration of carparking layout; • Additional landscaping; • Covered cycle parking; • Obscure glazing to windows; • Crown reduction to existing trees.
2.0	<p>Description of Site and Area</p> <p>The application site comprises of an overgrown plot of land with an area of approximately 0.309 hectares which previously contained a large detached residential dwelling which has since been demolished. The site contains large mature trees and hedgerows, which defines its boundaries. There is an existing vehicular access onto Barnetts Road. The site backs onto the Knock River stream which separates the application site from vacant land at Abbey Gardens and No 53 Abbey Gardens. The eastern boundary of the site adjoins the rear gardens of Castleview Cottage Gardens and the western boundary adjoins the rear gardens of Knockland Park. The site is located within an established residential area.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>No relevant site history.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
	<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>
4.2.1	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 2: Natural Heritage

	<p>Planning Policy Statement 3: Access, Movement and Parking</p> <p>Planning Policy Statement 7: Quality Residential Environments</p> <p>Planning Policy Statement 7 (Addendum) : Safeguarding the Character of Established Residential Areas</p> <p>Planning Policy Statement 12: Housing in Settlements</p> <p>Planning Policy Statement 15: Planning and Flood Risk</p>
5.0	Statutory Consultees Responses
5.1	Transport NI – No objection in principle, awaiting final consultation response on the amended plans, will be reported as a committee update item
5.2	NI Water – Advice
5.3	Rivers Agency – No objection, recommend finished floor levels (FFL) are minimum 600mm above predicted flood levels
5.4	DAERA (Water Management Unit) – No objection subject to conditions
5.5	DAERA (Land and Groundwater Team) – No objection subject to conditions
5.6	DAERA (Natural Environment Division) – No objection subject to conditions
5.7	Shared Environmental Services (SES) – No objection subject to conditions
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection
6.2	BCC Tree Officer – Although crown reductions have been carried out on the trees and the crowns meet the recommendations of the Development Control Manual, the 6 metre amenity distance has not been reached. Requested Arboricultural Method Statement and replacement planting condition
7.0	Representations
7.1	<p>The application was neighbour notified on the 21st February 2017 and advertised in the local press on the 24th February 2017.</p> <p>A 14 day re-notification was carried out with neighbours/objectors on the latest set of additional information and amended plans which expired on the 7th February 2019.</p> <p>A total of 21 letters of objection have been received.</p> <p>19 letters of objection have been received on the previously submitted plans and information, summarised as:</p> <ul style="list-style-type: none"> • Loss of daylight and sunlight, overshadowing of neighbouring properties; • Right to light; <i>Officer Response: This is not a material consideration but a civil matter. Planning policy requires an assessment to be made on whether there will be an unacceptable loss of light to properties which is addressed below.</i> • Loss of privacy and overlooking into neighbouring properties; • Living room, bedrooms, garden will be facing a large block which in my opinion looks more like an office/ industrial block; • Over-dominant impact; • Concerns that Barnetts Road is not wide enough for cars to use as an overflow from the 10 planned parking spaces; • Increased traffic would make an already congested stretch of road, hazardous for pedestrians and drivers; • Access is close to entrance to Castleview Cottage Gardens and a narrow bend on Barnetts Road, additional traffic would be a considerable risk; • Traffic study submitted details a number of on-street car parking spaces, do not agree that this number of spaces exists on a regular basis;

- Why do the plans show less than 1.5 spaces per apartment given that the apartments are all two bedroom and could house up to 4 people;
- The building is too close to Barnetts Road;
- Not opposed to site being developed, but the proposed style and density is not in keeping with the vicinity;
- Concern over the fact that there are to be three apartment blocks built on a site that was previously occupied by one dwelling;
- Does not respect local context and street pattern, and in particular the scale and proportions of surrounding properties, and would be detrimental to local environment, all blocks should be a maximum of two storey;
- Trees remain a problem on the site and their removal/ maintenance needs to be further addressed to bring an improved quality of life to the residents of Castleview Cottage Gardens, the trees are too tall;
- Block B would encroach into the tree protection zone of trees along the boundary with Castleview Cottages;
- Urged to consider responsibilities of the Council under the Human Rights Act (Articles 1 and 8) which states that a person has a right to peaceful enjoyment of all their possessions;
Officer Response: The Council is satisfied that its processes and practices are compatible with the ECHR (European Convention on Human Rights). The planning system by its very nature respects the rights of the individual whilst acting in the interest of the wider community. It is an inherent part of the decision-making process for the Council to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed. In carrying out this balancing exercise, the Council will of course wish to be satisfied that it has acted proportionately.
- According to insurance brokers we are already in a flood zone, will the development not put pressure on sewers/ drains;
- Impact on wildlife, bats;
- With enabling works underway, removal of trees before preservation order and demolition of existing property and with no planning consent, confirm objections to the proposal;
Officer Response: The demolition of the existing dwelling did not require planning permission. The trees removed at that time were not protected by way of a tree protection order (TPO). Subsequently a provisional tree preservation order was made on the site, however following the assessment of this, the TPO did not proceed.
- Wish to object putting social housing in an area dominated by private dwellings;
Officer Response: This is not a material planning consideration.
- Increase in noise levels, in an otherwise peaceful residential neighbourhood. What measures will be put in place for the containment of noise and pollution levels;
Officer Response: Residential development is not considered a noise intensive polluting use. Any noise / pollution generated during construction would be in the short term and is governed by separate environmental legislation. A condition has been recommended for the submission of a construction management plan to minimise disruption to neighbouring properties during the construction period.
- What measures will be put in place to ensure flow of traffic and access to neighbouring properties is not restricted during construction?
Officer Response: A construction management plan condition has been recommended.
- How the proposed pavement widening is to be achieved?
Officer Response: The pavement widening is achieved through the removal of the existing frontage hedge. A Private Streets Determination is the mechanism for Roads to adopt to footpath which requires it to be built to their standards.

	<p>2 letters of objection has been received on the most recent set of plans and information, summarised as:</p> <ul style="list-style-type: none"> • Although the height of Block B has been reduced, the stairwell is still 2 and a half storey and contains a large overlooking window, the light for the stairwell could be gained from its sides instead; • Height of block overlooking my property is still 3 storey, which is too high; • Concerns that Barnetts Road is not wide enough for cars use as an overflow from the 10 planned parking spaces. <p>The matters raised are either directly addressed above or in the main body of report below.</p> <p>Chris Lyttle MLA and Cllr McReynolds have sought updates on the planning application on behalf of objectors throughout the process. An office meeting was held with Cllr Mc Reynolds to discuss the proposal and a site visit was carried out to No 3 Castleview Cottage Gardens accompanied by Cllr Mc Reynolds to assess the proposed development from their property.</p>
8.0	Other Material Considerations
8.1	<p>Parking Standards DCAN 15: Vehicular Access Standards Creating Places Living Spaces: An Urban Stewardship and Design Guide or Northern Ireland The Belfast Agenda</p>
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Design, Impact on character and appearance of the area - Impact on trees - Impact on amenity - Access, Parking, Transport - Contamination - Flooding - Infrastructure capacity - Impact on Designated Sites and Ecology
9.3	<p><u>Principle of development</u></p> <p>The application site is unzoned whiteland within the development limits in Draft BMAP and the BUAP. The land is a residential site within an established residential area. Overall, the proposal would fulfil the main objectives of Draft BMAP and the SPPS, through the provision of much needed social housing in a sustainable location. In light of this, there is no objection in principle subject to the material considerations set out below.</p>
9.4	<p><u>Design, Impact on character and appearance of the area</u></p> <p>The surrounding area is defined by a mixture of medium sized plots comprising of a mixture two storey semi-detached and terrace dwellings with front and rear gardens. The density of development ranges from 62 dwellings per hectare (dph) in Castleview Cottage Gardens to 31 dph in Knockland Park.</p>
9.5	<p>The application site is somewhat of an anomaly in this suburban area, due to its very large residential curtilage containing only one dwelling. The proposed density of development at 43 dph would be within the density parameters already established in the local area.</p> <p>Whilst the proposed form of development being apartments blocks and the proposed layout in</p>

9.6	terms of the courtyard arrangement would differ from that of the surrounding area, due to the large curtilage and self-contained nature of the site along with the scale of development and mature landscaping, this would enable the proposal to successfully integrate into the surrounding area without causing adverse harm to the character and appearance of the area.
9.7	Apartment blocks A and B would be two storey which would be in keeping with the surrounding built form. Although Apartment block C is three storey, it is set back from Barnetts Road by approximately 47 metres and would be largely screened by the other blocks and intervening landscaping. This would be sufficient to negate any perceived dominance or harm on the character and appearance of the area.
9.8	The proposed apartment blocks are of a traditional design with hipped roofs and bay projections. Traditional materials are proposed including a mixture of render and red brick which would be in keeping with the surrounding area.
9.9	There is no established building line along this part of Barnetts Road. Block A is set back 4 metres from the frontage of the site, which allows for the inclusion of new hedgerow and tree planting to assist with its integration within the streetscene and provide a soft edge to the site, which would be in keeping with the boundary treatments along this stretch of Barnetts Road.
9.10	The amount of hardstanding within the site has been reduced, with the retention of green spaces along the boundaries and use of grass crete for car parking. The majority of the mature trees are to be retained on the site and a condition has been recommended to secure satisfactory replacements if removed.
9.11	Overall the proposed development would not cause unacceptable harm to the local character, appearance and environmental quality of the area of the area in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS.
9.12	<p data-bbox="240 1176 459 1205"><u>Impact on Trees</u></p> <p data-bbox="240 1209 1458 1373">A provisional tree preservation order (TPO) was initially placed on the existing trees within the site, however following an assessment of this, the full TPO did not proceed because of the condition of the trees and the proximity to adjacent dwellings. Nonetheless, the existing trees on the site contribute to the character and appearance of the area and provide a buffer with adjoining properties.</p>
9.13	The proposed development has been designed to reduce the impact on existing trees to ensure that they are integrated into the layout of the scheme. Only one tree is proposed for removal (T26). It is acknowledged that there are existing problems with the trees in terms of their size and proximity to the adjacent properties along the eastern boundary of the site, therefore it would be unreasonable to condition their future retention. Therefore in order to overcome this and ensure that the tree coverage is maintained on site, a replacement planting condition has been recommended to ensure that in the event a tree is removed, a more suitable replacement replanted.
9.14	Maintenance issues over the trees have also been raised by the local community. The applicant has since carried out crown reductions to a number of trees. In terms of the future maintenance of the trees, the responsibility of this lies with the landowner. The Council does not have the powers to ensure that people carry out regular tree maintenance.
9.15	<p data-bbox="240 1881 491 1910"><u>Impact on amenity</u></p> <p data-bbox="240 1915 1458 2040">Each apartment would meet the space standards. All the apartments would have adequate outlook either over the courtyard or Barnetts Road from the main habitable rooms which would also ensure they receive an adequate degree of light. The apartments would have access to communal amenity space which exceeds the standards set out in Creating Places.</p>

9.16	<p>The application site backs onto the rear gardens of Nos 1 – 13 Castlevue Cottage Gardens. Block A would be situated 16.1 metres away from the rear elevation of 1 Castlevue Cottage Gardens and 6.6 metres away from the rear boundary. This separation distance would be sufficient to ensure that an unacceptable loss of light or overshadowing would not occur. There are no first floor side facing windows on the gable of Block A, therefore no issues over loss of privacy arise.</p>
9.17	<p>Block B would be situated between 23 metres and 30 metres away from the rear elevation of Castlevue Cottage Gardens and between 11.6 metres and 12.2 metres away from their rear boundary which would meet the recommended separation distances in Creating Places. The large stairwell window is to be obscurely glazed. This would be adequate to prevent an unacceptable loss of light, overshadowing and privacy to these neighbouring properties.</p>
9.18	<p>There would be a separation distance of 32 metres elevation to elevation between Block C and 13 Castlevue Cottage Gardens and 13 metres to the rear boundary which would ensure that an unacceptable loss of light, overshadowing and privacy would not occur.</p>
9.19	<p>Block C would be situated a distance of 18 metres away from the rear elevation of properties along Knockland Park and 5 metres from the boundary. The windows on the side gable of Block C are to be obscurely glazed. This is considered sufficient to ensure that an unacceptable loss of light, overshadowing and privacy would not occur.</p>
9.20	<p>The site backs onto the Knock River stream which separates it from Abbey Gardens. This contains a proportion of vacant lands at Abbey Gardens and the side boundary to the rear garden of No 53 Abbey Gardens. There would be a separation distance of between 15 – 17 metres from the rear elevation of Block C and the side boundary with 53 Abbey Gardens along with intervening vegetation. A number of the windows on the rear elevation of Block C are to obscurely glazed, in addition, the application site is located to the north of No 53. For these reasons, it is not considered that an unacceptable loss of light, overshadowing or privacy would be caused to No 53.</p>
9.21	<p>In light of the above, it is considered that an adequate level of residential amenity would be maintained for future and existing occupiers in accordance with Policy QD1 of PPS7, Policy LC1 of PP7 Addendum, the SPPS and Creating Places.</p>
9.22	<p><u>Access, Parking, Transport</u> The planning application is accompanied by a Transport Assessment Form, Car Parking Survey, Car Parking Surveys of Similar Sites, Supporting Letters from Social Housing Provider and Service Management Plan. A total of 12 car parking would be provided including 3 disabled bays. It is acknowledged that this falls short of the recommended parking standard by 9 spaces. The car parking survey was undertaken at various times and the results of which remain relatively consistent. These surveys show there is more than ample parking to accommodate any overspill. Furthermore evidence has been submitted on the car ownership levels within comparable social housing developments which indicate that car ownership levels are typically lower with the occupancy rate of car parking at an average of 0.3 spaces per unit. For these reasons, it is considered that the reduced standard of parking is acceptable and would not prejudice road safety or significantly inconvenience flow of traffic or cause unacceptable inconvenience to local residents.</p>
9.23	<p>The existing access to Barnetts Road is to be widened to accommodate the proposed development. The existing hedgerows along the site frontage are to be removed to accommodate the visibility spays and a widened footpath. The visibility spays are in accordance with DCAN 15 Vehicular Access Standards and Creating Places. Transport NI was consulted and are content with the principle of the scheme. Amended plans have been</p>

	<p>submitted by the applicant which are currently with TNI for final comment. In the absence of a final response from TNI, the final wording of conditions shall be delegated to the Director of Planning and Building Control.</p>
9.24	<p>In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, Policies AMP1, AMP2 and AMP7 of PPS3, Policy QD1 of PPS7, Creating Places, BUAP and Draft BMAP.</p> <p>Adequate provision has been made within the site for storage of waste.</p>
9.25	<p><u>Contamination</u></p> <p>A Preliminary Risk Assessment was carried out on the site which found no unacceptable risks to human health and environmental receptors. The Land and Groundwater Team (DAERA)</p>
9.26	<p>and Environmental Health were consulted on the application and have no objection to the proposal. It is therefore considered to accord with the SPPS in this regard.</p> <p><u>Flooding</u></p> <p>The site is not located within the fluvial or pluvial flood plain. The site however does adjoin the Knock River stream along its southern boundary. As recommended by Rivers Agency, the finished floor levels (FFL) of the proposed apartments are set a minimum of 600mm above the predicted flood level.</p>
9.26	
9.27	<p>A 5 metre working strip has been incorporated along the Knock River and the unadopted surface sewer culvert which runs along the eastern boundary of the site which ensures that access is not hindered for future maintenance purposes in accordance with Policy FLD2 of PPS15 and the SPPS.</p>
9.28	<p>A Drainage Assessment was submitted which demonstrates that adequate measures will be put in place to effectively mitigate flood risk to the proposed development and ensure that flood risk will not be increased elsewhere. This has been reviewed by Rivers Agency who have cited no objection. As such the proposed development would comply with Policy FLD3 of PPS 15 and the SPPS.</p>
9.30	<p><u>Infrastructure Capacity</u></p> <p>NI Water have confirmed that there is available capacity within the WWTW and no concern is raised. Connections to the public water supply, public foul sewer system and surface water sewer would be covered by separate legislation. The Water Management Unit (DAERA) were consulted on the application and are content with the proposal on the basis of the surface water environment.</p>
9.31	<p><u>Impact on Designated Sites and Ecology</u></p> <p>The application site is hydrologically linked to Inner Belfast Lough ASSI, Outer Belfast Lough ASSI, Belfast Lough Ramsar, East Coast Marine SPA including Belfast Lough Open Water SPA and Belfast Lough SPA. A Habitat Regulations Assessment has been carried out. Having considered the nature, scale, timing, duration and location of the project, it is concluded that the proposal would not have an adverse effect on the integrity of any European or national sites subject to mitigation measures, which are covered by a construction management condition. NED and SES were consulted and offer no objection to the proposal. The proposal would accord with Policies NH1 and NH2 of PPS2 and the SPPS and the requirements of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995.</p> <p>A Biodiversity Checklist, Ecology Survey Report and Bat Roost Survey Report was submitted in support of the proposal. The results of which demonstrate that the development is unlikely to harm protected species or cause unacceptable adverse harm to natural heritage features.</p>

9.32	The majority of the remaining mature trees are to be retained along with a buffer to the adjoining Knock River. Conditions have been recommended for replacement planting, detailed landscaping plan and construction management plan. NED were consulted and are content with the proposal. It is therefore considered to comply with Policies NH2 and NH5 of PPS2 and the SPPS.
10.0	Summary of Recommendation: Having regard to the policy context and other material considerations, on balance, the proposal is considered acceptable. It is requested that the committee delegate authority to the Director of Planning and Building Control to grant conditional planning permission.
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit. 2. The development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations and hard standing surfaces, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason: To protect the visual amenities of the area. 3. No development related works shall be undertaken on site (including clearance) until tree protection details, to include the protection of hedges and shrubs along the western and southern boundary of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a detailed Arboricultural Method Statement. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details. Reason: To ensure the retention and protection of trees on the site in the interests of the visual amenities of the locality and the amenity of neighbouring properties. 4. If any retained tree (as labelled on approved plans) within a period of five years from date of first occupation of the development hereby permitted is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, a replacement tree shall be planted in the next planting season (November-March). Details of the species type, size and location shall be submitted to and agreed in writing with the Local Planning Authority prior to replanting. Reason: To ensure that replacement trees are provided in the interests of the environment and the character and appearance of the locality and amenity of neighbouring properties. 5. The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the

sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.

6. The development hereby permitted shall not commence until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

7. The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to park and turn. The parking and turning area shall be used and retained exclusively for its designated purpose.

Reason: To ensure sufficient on-site turning and parking.

8. The vehicular access, including visibility splays, shall be provided in accordance with the approved plans, prior to the commencement of any other works or other development hereby permitted.

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

9. Prior to the first occupation of the development hereby permitted, the covered cycle parking shall be provided in accordance with the approved plans. The cycle parking and any associated facilities shall thereafter be permanently retained for use by the occupants of and visitors to the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

10. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing No.XXX bearing the Department for Infrastructure Determination date stamp XXX.

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

11. The windows labelled 'obscured window' on the approved plans shall be glazed entirely with obscure glass. Once installed the window shall be permanently retained in that condition.

Reason: To protect the amenity and privacy of existing and future occupiers.

12. Notwithstanding the provisions of Article 3, Part 3, Class A of The Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any orders amending or re-enacting that Order with or without modification) no fences, gates or walls or other means of enclosures other than those expressly authorised by this permission shall be erected within the curtilage of the site without planning permission being first obtained from the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure adequate visibility in the interests of road safety and the convenience of road users.

13. Prior to the first prior occupation of the development hereby permitted, the bin storage facilities shall be provided in accordance with the approved plans and shall be permanently retained thereafter for use at all times.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure.

14. The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of (but not limited to);

- A clearly defined buffer of at least 10 metres to be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and the Knock River;
- No direct discharge of untreated surface water run-off during the construction phase into the Knock River;
- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Measures to control the emission of dust and dirt during construction;
- Measures to control noise and vibration during construction.

The development shall be carried out in accordance with the approved details during its construction.

Reason: To protect European / national designated sites and in the interests of public safety and amenity.

15. The development hereby permitted shall not commence until a storm drainage plan incorporating Sustainable Drainage Systems (SUDS) measures to serve the development hereby permitted during site clearance, construction and operational phases has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect European / national designated sites.

16. The development hereby permitted shall be carried out only in accordance with the proposed finished floor levels and ground levels as shown on the approved plans.

Reason: To reduce risk of flooding and in the interests of visual amenity.

Notification to Department (if relevant): N/A

Representations from Elected members: No formal representations, updates sought from Chris Lyttle MLA and Cllr Mc Reynolds on behalf of objectors

Details of Neighbour Notification (all addresses)

11 Castleview Cottage Gardens, Ballycloghan, Belfast, Down, BT5 7FP
 121 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BE,
 123 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BE,
 13 Castleview Cottage Gardens, Ballycloghan, Belfast, Down, BT5 7FP,
 13 Summerhill Parade Ballycloghan Belfast
 160 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BE,
 162 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 164 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 166 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 168 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 170 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 172 Bernetts Road, Ballycloghan, Dundonald, Down, BT5 7BG,
 2 Summerhill Parade, Ballycloghan, Belfast, Down, BT5 7HF,
 3 Castleview Cottage Gardens Ballycloghan Belfast
 4 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 5 Castleview Cottage Gardens Ballycloghan Belfast
 5 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 53 Abbey Gardens, Tullycarnet, Belfast, Down, BT5 7HL,
 6 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 7 Castleview Cottage Gardens, Ballycloghan, Belfast, Down, BT5 7FP,
 7 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 8 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 9 Castleview Cottage Gardens, Ballycloghan, Belfast, Down, BT5 7FP,
 9 Knockland Park, Ballycloghan, Belfast, Down, BT5 7AZ,
 The Gate Lodge 1 Castleview Cottage Gardens Ballycloghan Belfast