



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2018/0620/F	Target Date:
Proposal: Residential development of 39 dwellings, comprising 9 detached and 30 semi-detached dwellings, garages, car parking, public open spaces, landscaping, and associated site works (Amended Plan & Ownership Cert.)	Location: Lands to the south of Blackdam Court east of Thornberry Hill and approx. 115m north west of Mill Valley Way Belfast
Referral Route: Objection received	
Recommendation:	Approval
Applicant Name and Address: Beechview Developments 5 Larne Road Ballyclare BT39 9UA	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Executive Summary: Full permission is sought for a Residential development of 39 dwellings, comprising 9 detached and 30 semi-detached dwellings, garages, car parking, public open spaces, landscaping, and associated site works The key issues in the assessment of the proposed development include; <ul style="list-style-type: none">• Principle of development and use;• Height, scale, massing, layout and design;• Provision of parking and access;• Provision of amenity space;• Provision of open space;• Impact on residential amenity of neighbours;• Consideration of representation;• Other environmental factors. The principle of the development is considered acceptable at this location and complies with the draft Belfast Metropolitan Area Plan which zones it for housing NB 05/15 and 03/12 in the purported to be adopted Belfast Metropolitan Area Plan 2015. The adopted Belfast Urban Area Plan 2001, included the site within the development limit as white un-zoned land. The proposed height, scale, massing, design and finishes of the proposed dwellings are considered to be acceptable and in keeping with adjacent residential dwellings. The architectural approach is modern yet sympathetic to its context, taking cues from the architecture in the context of the area. The proposed design and architectural treatment and materials are acceptable.	

The proposed development will not detrimentally impact on the residential amenity of neighbouring dwellings in the adjoining developments or prospective residents, due to sufficient separation distances, boundary treatment and landscaping.

One objection was received, raising concern regarding biodiversity and natural heritage. NIEA Natural Heritage were consulted and have no objection to the proposal.

Environmental Health, NIEA – Land, Soil and Air and Water Management Unit, Shared Environmental Services, Transport NI, and Rivers Agency have no objection to the proposal subject to conditions.

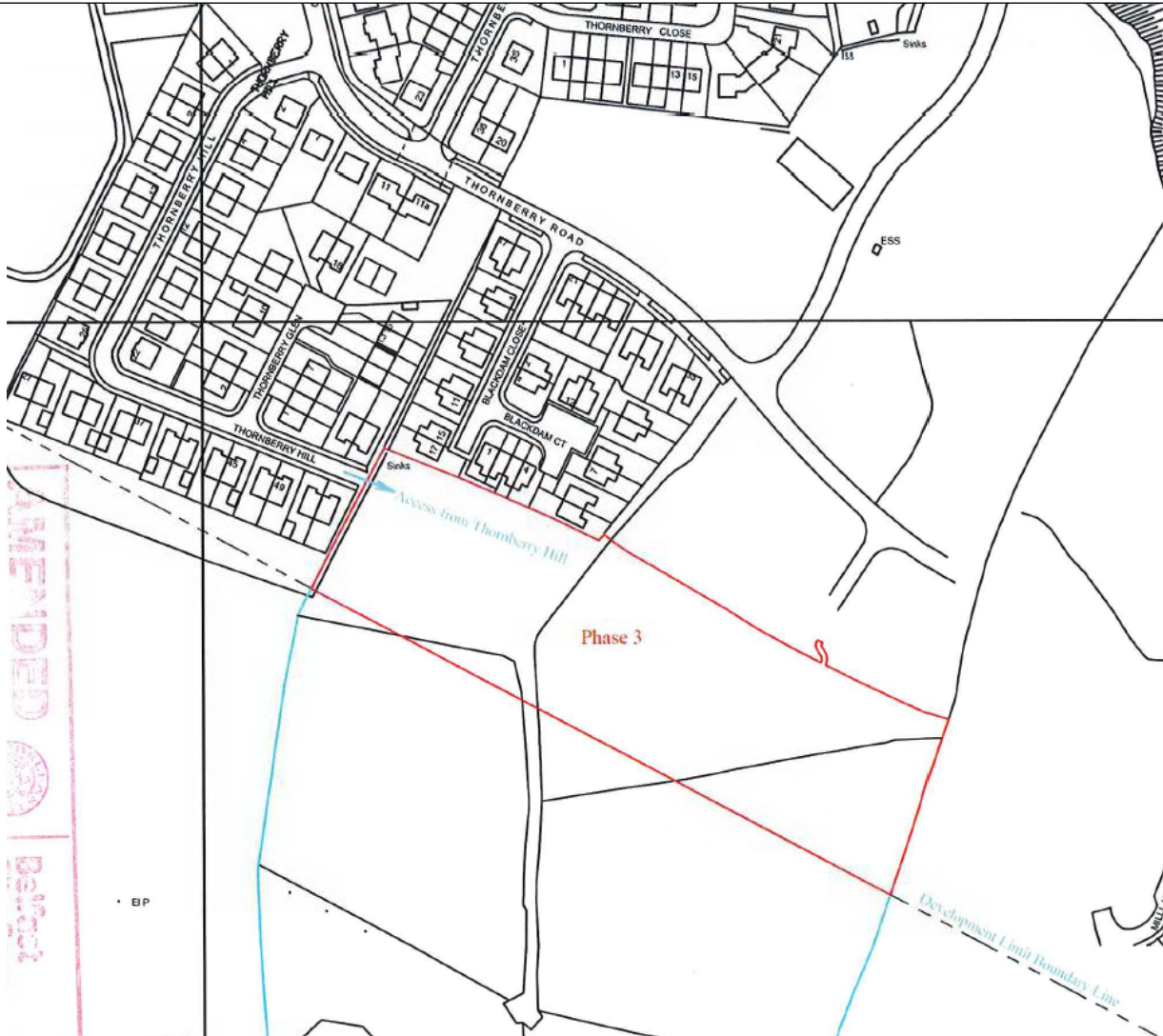
Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended the final wording of the conditions is delegated to the Director of Planning and Building Control.

Signature(s):

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Environmental Health	No objection
Statutory	NIEA	No objection
Non Statutory	Shared Environmental Services	No objection
Statutory	DFI Roads - Hydebank	No objection
Statutory	Rivers Agency	No objection

Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received

Number of Petitions of Objection and signatures	No Petitions Received
<p>Summary of Issues</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, layout and design; • Provision of parking and access; • Provision of amenity space; • Provision of open space; • Impact on residential amenity of neighbours; • Consideration of representation; • Other environmental factors. 	

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for a residential development of 39 dwellings, comprising 9 detached and 30 semi-detached dwellings, garages, car parking, public open spaces, landscaping, and associated site works.</p>
2.0	<p>Description of Site</p> <p>The site is rectangular in shape and is bounded to the north west by the existing Thornberry Hill Development and to the north east by Blackdam Court. Construction adjacent to the north east and south east of the site is ongoing. The site is accessed via the existing Thornberry development with the road left open to continue into the proposal site. The land falls from the north west to the south east and is elevated compared to lands to the north east and south east. The north western boundary is defined by an existing hedgerow, the north eastern boundary was undefined on the ground at time of inspection with the site being used for the movement of materials in association with the ongoing development to the north east. The south eastern boundary is defined by a timber fence along an existing retaining structure. The south western boundary of the site is defined by a post and wire fence.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 Z/2007/2847/F - Erection of new housing development consisting 53no new dwellings to include 11no apartments, 42no houses, and associated site works – Granted</p> <p>3.2 Z/2007/1531/RM - Erection of new housing development with mix of 85 houses and 87 apartments – Granted</p> <p>3.3 Z/2005/0518/F - Phase 2 of Housing Development with erection of 43 No. dwellings - Granted</p> <p>3.4 Z/2004/2758/O - Residential Development - Granted</p> <p>3.5 Z/2003/2105/O - Residential Development - Granted</p>
4.0	<p>Policy Framework</p>
4.1	Draft Belfast Metropolitan Area Plan 2015
4.2	Belfast Urban Area Plan 2001
4.3	<p>4.3.1 Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>4.3.2 Planning Policy Statement 2: Natural Heritage</p> <p>4.3.3 Planning Policy Statement 3: Access, Movement and Parking</p> <p>4.3.4 Planning Policy Statement 7: Quality Residential Environments</p>

	<p>4.3.5 Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas</p> <p>4.3.6 Planning Policy Statement 8: Open Space, Sport and Recreation</p> <p>4.3.7 Planning Policy Statement 12: Housing in Settlements</p> <p>4.3.8 Planning Policy Statement 15: Planning and Flood Risk</p>
5.0	Statutory Consultees Responses
5.1	Transport NI – No objection subject to condition
5.2	Rivers Agency – No objection subject to condition
5.3	NIEA – No objection subject to condition
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – No objection
6.2	Shared Environmental Services – No objection subject to condition
7.0	Representations
7.1	<p>The application has been neighbour notified and advertised in the local press. It was re-neighbour notified and one representation has been received, raising the following issues;</p> <ul style="list-style-type: none"> • Detrimental impact of land clearing and house building on the wildlife in the area, including field mouse, shrew, hedgehogs, foxes, badgers, birds, butterflies, owls, birds of prey, bees, frogs and bats; • Habitats of above mentioned species has shrunken dramatically over the past 14 years; • Queries whether Environmental/wildlife surveys are carried out to assess the impact of taking away the habitat on the surrounding bird life and animal population; • Housing developments removing green fields and biodiversity being reduced at an alarming rate; • More housing developments to be constructed at Wolfhill Mill site and Mill Avenue – query if an impact survey on wildlife and biodiversity has been carried out of this area and the environmental damage to the conservation of the area.
8.0	Other Material Considerations
8.1	<p>8.1.1 Creating Places</p> <p>8.1.2 Development Control Advice Note 15: Vehicular Access Standards</p>
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, layout and design; • Provision of parking and access; • Provision of amenity space; • Provision of open space; • Impact on residential amenity of neighbours; • Consideration of representation; • Other environmental factors.

9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast under the Draft Belfast Metropolitan Area Plan 2015. Given that the Belfast Metropolitan Area Plan was adopted and subsequently quashed weight is afforded to the version purported to be adopted. The site is on zoned housing land.
9.6	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.7	<p><u>Principle of development and use</u></p> <p>The principle of the development is considered acceptable at this location and complies with the draft Belfast Metropolitan Area Plan which zones it for housing NB 05/15 and 03/12 in the purported to be adopted Belfast Metropolitan Area Plan 2015. The adopted Belfast Urban Area Plan 2001, included the site within the development limit as white unzoned land.</p>
9.8	The PAC in their public inquiry report agreed with the then Department of the Environment, that the planning consents had been granted on all of the zoned lands (NB 05/15) and that the attached conditions were considered sufficient to allow for a satisfactory form of development and that Key Site Requirements were no longer necessary. The PAC stated that it would be inappropriate to exclude NB 05/15 from the settlement limit given the planning consents granted and the principle of residential development has been established as being acceptable at this site.
9.9	The site is located on the edge of the development limit for Belfast. Para. 4.28 of Planning Policy Statement 7 sets out that those developments located adjacent to the settlement development limit must provide a buffer of planting between 8-10m between the proposal site and the edge of the development limit with the countryside. The applicant amended the original submission to provide a landscape buffer varying along its length from 7m extending to 10m at its widest, with the exception of plot 174 which has a 5m buffer. This is in keeping with other residential developments adjacent to the settlement limit and it is considered that this along with the proposed planting will act as a sufficient buffer with the development limit.
9.10	<p><u>Height, Scale, Massing, Layout and Design</u></p> <p>The proposed development includes the following house types:</p> <p style="text-align: center;">House Type RJ 1019 – Detached – Dual Aspect (Handed) Plot 166 & 167 Two storey, 3 bedroom, 5 person dwelling</p>

Height – 9.2m from FFL
 Gable Depth – 8.9m
 Length – 6.3m
 Floor space – 94.62m² approx.

House Type RJ 1019 – Semi-detached – Plots 158 – 161, 180 & 181

Two storey, 3 bedroom, 5 person dwelling
 Height – 9.2m from FFL
 Gable Depth – 8.9m
 Length – 12.2m
 Floor space – 94.62m² approx.

House Type RR1247 – Detached – Plots 188 - 191

Two storey, 4 bedroom, 6 person dwelling
 Height – 9.6m from FFL
 Gable Depth – 10.3m
 Length – 6.3m
 Floor space – 115.74m² approx.

House Type SV 908 – Detached – Plot 157 & 168

Two storey, 3 bedroom, 5 person dwelling
 Height – 9.3m from FFL
 Gable Depth – 9.3m
 Length – 5.5m
 Floor space – 84.39m² approx.

House Type SV 908 – Semi-detached – Plots 162 – 165, 176-179, 182-187

Two storey, 3 bedroom, 5 person dwelling
 Height – 9.3m from FFL
 Gable Depth – 9.3m
 Length – 10.5m
 Floor space – 84.39m² approx.

House Type SW1052 – Detached – Plot 175

Two storey, 3 bedroom, 5 person dwelling
 Height – 8.8m from FFL
 Gable Depth – 5.8m
 Length – 10m
 Floor space – 97.76m² approx.

House Type SV 908 & SW 1052 – Semi-detached

Two storey, 3 bedroom, 5 person dwelling

SV – Plot 156

Height – 9.3m from FFL
 Gable Depth – 9.3m
 Length – 5m
 Floor space – 84.39m² approx.

SW – Plot 155

Height – 8.8m from FFL
 Gable Depth – 5.8m
 Length – 10m
 Floor space – 97.76m² approx.

House Type CE 1239 – Semi-detached – Plots 169 & 170

Two storey, 3 bedroom, 5 person dwelling

	<p>Height – 8.5m from FFL Gable Depth – 7.5m Length – 9.4m Floor space – 115.12m² approx.</p> <p>House Type SV2 908– Semi-detached – Plots 171 - 174 Two storey, 3 bedroom, 5 person dwelling Height – 9.3m from FFL Gable Depth – 9.3m Length – 10.5m Floor space – 84.39m² approx.</p> <p><u>Garages</u></p> <p>Single Garage Height – 5.4m from FFL Gable Depth – 6m Length – 3.6m Floor space – 17.92m² approx.</p> <p>Double Garage Height – 5.4m from FFL Gable Depth – 6m Length – 7.1m Floor space – 17.92m² approx.</p> <p>9.11 The proposed height, scale, massing, design and finishes of the proposed dwellings are considered to be acceptable and in keeping with adjacent residential dwellings. The architectural approach is modern yet sympathetic to its context, taking cues from the architecture in the context of the area. The proposed design and architectural treatment and materials are acceptable. In terms of outlook all dwellings outlook on to the public access road and adequate separation distances are proposed between each of the proposed dwellings to ensure no unacceptable overlooking shall result.</p> <p>9.12 The proposed layout acknowledges the sloping topography of the site from the north west to the south east, the dwellings work with the site levels gradually stepping down with no more than a 0.9m difference in levels between adjoining dwellings. Retaining structures are in place for driveways and gardens at every second plot. The retaining structures do not exceed 1m at their highest point and comprise a brick finish to match the proposed dwellings with a 1.2m timber fence on top. To the rear of plots 175-194 gabion walls, at 0.8m above the proposed ground level with a graded slope and planting behind, provide the landscape buffer between the development and the settlement boundary. Along the south eastern boundary of the site at plots 169-174, an existing retaining wall at the bottom of the bank and a close boarded fence of 2.5m is being retained with landscaping proposed inside the gardens of plots 169-174. The north eastern boundary of plots 155-168 will be defined by a new 1.8m high close boarded fence.</p> <p>9.13 It is considered that the proposal complies with criterion (a) and (b) of policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments.</p> <p>9.14 Policy LC 1 of the Addendum to PPS 7 – Safe Guarding the Character of Established Residential Areas applies in this instance. The proposed layout and density of the proposed development is considered to be acceptable and in keeping with the surrounding context, in that all dwellings are to be two storey, with front and rear gardens and in curtilage parking.</p>
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	The proposal meets all the required minimum standards in respect of private amenity provision and parking provision.
9.15	The majority of the proposed dwellings all meet and exceed the space standards as set out in Annex A of the Addendum to Planning Policy Statement 7 – Safeguarding the Character of Established Residential Areas. A small number are marginally below however are not indifferent to existing dwellings in the surrounding area.
9.16	<p><u>Parking Provision and Access</u></p> <p>Transport NI were consulted and have no objection to the proposal subject to conditions. Incurtilage parking for each of the dwellings is provided with additional parking spaces being on street. Private Street Determination drawings have been agreed with Transport NI to adopt the carriageway and footways. A new footway link is proposed between plots 166 and 167 linking through to the adjacent development to the north east and through to Wolfhill Link Road.</p>
9.17	<p><u>Provision of amenity space</u></p> <p>The applicant has provided the following private amenity space as set out below;</p> <p>Plot 155 – 53.61m² approx. Plot 156 – 62.97m² approx. Plot 157 – 97.84m² approx. Plot 158 – 83.62m² approx. Plot 159 – 78.62m² approx. Plot 160 – 66.44m² approx. Plot 161 – 70.77m² approx. Plot 162 – 61.4m² approx. Plot 163 – 57.4m² approx. Plot 164 – 58.42m² approx. Plot 165 – 54.53m² approx. Plot 166 – 91.66m² approx. Plot 167 – 90.26m² approx. Plot 168 – 71.67m² approx. Plot 169 – 216.14m² approx. Plot 170 – 305.38m² approx. Plot 171 – 112.17m² approx. Plot 172 – 110.01m² approx. Plot 173 – 100.18m² approx. Plot 174 – 103.76m² approx. Plot 175 – 80.43m² approx. Plot 176 – 59.98m² approx. Plot 177 – 63.61m² approx. Plot 178 – 60.59m² approx. Plot 179 – 58.02m² approx. Plot 180 – 72.59m² approx. Plot 181 – 65.54m² approx. Plot 182 – 63.08m² approx. Plot 183 – 60.89m² approx. Plot 184 – 64.35m² approx. Plot 185 – 65.81m² approx. Plot 186 – 63.65m² approx. Plot 187 – 61.36m² approx. Plot 188 – 104.79m² approx. Plot 189 – 125.41m² approx. Plot 190 – 122.88m² approx.</p>

	<p>Plot 191 – 94.34m² approx. Plot 193 – 62.3m² approx. Plot 194 – 126.32m² approx.</p>
9.18	<p>All of the proposed dwellings exceeded the minimum requirement of 40m², with 20 out of the 39 dwellings exceeding the recommended 70m² private amenity space as set out in Creating Places. The private amenity areas are to be defined by 1.8m close boarded timber fencing or brick wall. It is considered that the proposal complies with criterion (c) of policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments.</p>
9.19	<p><u>Provision of Open Space</u> Two areas of open space are provided in the north western corner of the site and the south eastern portion of the site. The north western area of open spaces is approximately 839.54m² and the south eastern portion of the site is 605.75m². This equates to approx. 10% of the site and therefore complies with Policy OS 2 of PPS 8 in the requirement for new developments to provide 10% of the proposal site as open space and will be secured through Conditions.</p>
9.20	<p><u>Impact on residential amenity of neighbours</u> The proposed development will not detrimentally impact on the residential amenity of neighbouring dwellings in the adjoining developments, due to sufficient separation distances, boundary treatment and landscaping. Within the proposed development itself the proposed dwellings have adequate separation distances between one another with gable windows limited to bathrooms or stairs as opposed to habitable rooms. It is considered that the proposal complies with criterion (a) and (h) of policy QD 1 of PPS 7.</p>
9.21	<p><u>Consideration of representations</u> The issues raised by objector are addressed below;</p> <ul style="list-style-type: none"> • Detrimental impact of land clearing and house building on the wildlife in the area, including field mouse, shrew, hedgehogs, foxes, badgers, birds, butterflies, owls, birds of prey, bees, frogs and bats – The applicant submitted a biodiversity checklist. NIEA Natural Heritage were consulted and has no objection to the proposal; • Habitats of above mentioned species has shrunken dramatically over the past 14 years – Noted; • Environmental/wildlife surveys carried out to assess the impact of taking away the habitat has on the surrounding bird life and animal population - – The applicant submitted a biodiversity checklist. NIEA Natural Heritage were consulted and has no objection to the proposal; • Housing developments removing green fields and biodiversity being reduced at an alarming rate – Noted; • More housing developments to be constructed at Wolfhill Mill site and Mill Avenue – query if an impact survey on wildlife and biodiversity has been carried out of this area and the environmental damage to the conservation of the area – The applicant submitted a biodiversity checklist. NIEA Natural Heritage were consulted and has no objection to the proposal. An Environmental Impact Assessment Screening was carried out and it was determined that an Environmental Statement was not required.
9.22	<p><u>Other environmental factors</u> Environmental Health and Shared Environmental Services were both consulted and have no objection to the proposal. Rivers Agency were consulted and have no objection to the proposal subject to the requirement for a French drain to be installed at the outset of the development to the rear of plot 170; a drainage condition has been recommended accordingly. The applicant has provided a 5m working strip to the culverted watercourse</p>

<p>9.23</p> <p>9.24</p>	<p>along the north western boundary of the site within plot 194 in line with policy FLD 2 of PPS 15. It is considered that the proposal is compliant with FLD 3 of PPS 15</p> <p>NIEA Water Management Unit provided standing advice. NIEA Land, Soil and Air have no objection to the proposal subject to conditions.</p> <p>NIEA Natural Heritage considered the biodiversity checklist submitted by the applicant and advised that the proposed development is unlikely to significantly impact protected or priority species or habitats and recommended the attachment of a condition in relation to a buffer of 10m between construction works and materials and the watercourse.</p>
<p>9.25</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p style="margin-left: 40px;">Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> 2. No dwelling shall be occupied until related curtilage hard surfaced areas have been constructed in accordance with the approved Drawing No. 17-1550-001 Rev B bearing Belfast Planning Service date stamp 7/11/18 to provide adequate facilities for parking. These spaces shall be permanently retained. <p style="margin-left: 40px;">Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.</p> 3. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. <p style="margin-left: 40px;">Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> 4. 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:17-1550-001 Rev B bearing the Department for Infrastructure determination date stamp 5/2/19. <p style="margin-left: 40px;">Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> 5. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the City Council. <p style="margin-left: 40px;">Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p>

	<p>6. A Silt Fence shall be erected between the construction works and the onsite field drain prior to and for the duration of the construction phase.</p> <p>Reason: To avoid adverse effects on the integrity of any European designated site.</p> <p>7. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the City Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the City Council in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>8. After completing all remediation works under Condition 7 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the City Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>9. A suitable buffer of at least 10m must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc and the watercourse.</p> <p>Reason: To prevent contamination of the watercourse.</p> <p>10. No development shall commence on site until details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by Belfast City Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>Informatives</p> <p>1. The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number.</p>
<p>Notification to Department (If relevant): N/A</p>	
<p>Representations from Elected Members: Cllr Murphy</p>	

ANNEX	
Date Valid	14th March 2018
Date First Advertised	13th April 2018
Date Last Advertised	13th April 2018
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Blackdam Court,Belfast,Antrim,BT14 8GY, The Owner/Occupier, 17 Blackdam Close,Belfast,Antrim,BT14 8GW, The Owner/Occupier, 2 Blackdam Court,Belfast,Antrim,BT14 8GY, The Owner/Occupier, 26 Thornberry Glen,Belfast,Antrim,BT14 8EQ, The Owner/Occupier, 3 Blackdam Court,Belfast,Antrim,BT14 8GY, The Owner/Occupier, 4 Blackdam Court,Belfast,Antrim,BT14 8GY, The Owner/Occupier, 5 Blackdam Court,Belfast,Antrim,BT14 8GY, The Owner/Occupier, 53 Thornberry Hill,Belfast,Antrim,BT14 8EP,	
Date of Last Neighbour Notification	14th January 2019
Date of EIA Determination	4 th April 2018
ES Requested	No
Drawing Numbers and Title	
Drawing No. 01a -24, drawing no's. RR 1247 (1) and RR 1247 (2)	