

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 August 2019	
Application ID: LA04/2018/0619/F	
Proposal: Proposed residential development of 38 dwellings, comprising a mix of 4 detached and 34 semi-detached with associated ground works	Location: Lands bounded north west of Lawnbrook Avenue , Azamour Street and either side of Glenwood Street Belfast BT13 3AJ
Referral Route: Over 12 units with representation	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Benamara Properties Ltd 181 Templepatrick Road Ballyclare BT39 0RA	Agent Name and Address: Like Architects Ltd 3 Linenhall Street West Belfast BT2 8DY
<p>Executive Summary: The proposal is for full planning permission for a residential development of 38 dwellings (34 semi-detached and 4 detached) with associated site works.</p> <p>The Key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> - Principle of development - Design, Layout, Impact on character and appearance of the area - Provision of Parking and Access - Amenity Space and Residential Amenity - Drainage and Flooding - Infrastructure - Contamination <p>The site is located in an inner urban area of north west Belfast and is part of a wider residential area which is part of a regeneration programme to replace old terraced housing stock in the area (Lawnbrook Urban Renewal Area). The site as exists comprises maintained grass, the previous dwellings having been demolished circa 2014/2015. Previous to the demolition the site was occupied by two storey terraced dwellings (approximately 90 in no.) with on street car parking and small rear yards.</p> <p>The adopted Belfast Urban Area Plan 2001 designates the site as a Housing Action Area. Draft Belfast Metropolitan Area Plan 2015 identifies the area within the proposed Shankill Area of Townscape Character.</p> <p>The Housing Strategy of the BUAP 2001 includes the renewal of poor housing stock as a development priority, Policy H2 addresses renewal and rebuild which identifies the clearance and rebuild of unfit houses through various measures including housing action areas. The principle of the development is considered acceptable.</p>	

The proposal retains and works within the traditional street layout with active frontages on to Lawnbrook Avenue and Glenwood Street. The site is located within existing housing stock and recently constructed housing. The density of the proposed development is lower than the surrounding area and ensures each dwelling benefits from front and rear garden spaces in lieu of the previous small rear yards and in excess of the recommended 40sqm standard.

The dwellings are 2 storey in height; their scale, proportions and design reflect the existing streetscape and continue the traditional red brick material as per the surrounding context whilst introducing some natural stone facades to add diversity and visual interest to the streetscape.

Ten in-curtilage spaces and 43 on street spaces are proposed. Whilst this would be less than the specified parking standard, given the application's inner urban location with good access to local amenities and public transport links, this reduced level is considered acceptable.

The site is within a 10 minute walking distance of Woodvale Park and Hammer Playing Fields and is located immediately to the rear of Shankill Road, a main arterial route into the city with a wide range of local services. The site is less than 1 hectare, a designated Housing Action Area and is the subject of a renewal and rebuild regeneration scheme which delivers improved accommodation in place of previous poor housing stock; given its context and site specific circumstances it is considered that the amenity provision is sufficient in this instance.

Overall the proposal would respect its surrounding context whilst making a positive contribution to the character and quality of the area. It would create further sustainable and quality residential environment and would not cause significant harm to the amenity of neighbouring properties and would provide sufficient amenity space for future occupants in accordance with the SPPS, PPS7 and its addendum and Creating Places.

Three representations have been received; a letter of support and two letters which have no objection to the lands being developed for housing and raise other issues including construction traffic and clarification on relationship with a rear boundary wall of an existing commercial property which is located outside the application site.

Environmental Health, DFI Roads, NI Water, Rivers Agency, HED and NIEA have no objection to the proposal.

Recommendation:

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

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposal</p> <p>The proposal is for full planning permission for a proposed residential development of 38 dwellings, comprising a mix of 4 detached and 34 semi-detached with associated ground works.</p>
2.0	<p>Description of Site</p> <p>The site is located in an inner urban area of north west Belfast and encompasses lands on either side of Glenwood Street with Azamor Street to the southern boundary and Lawnbrook Avenue to the eastern boundary. The northern boundary of the site backs on to the rear of commercial properties which front on to the Shankill Road. The site is part of a wider residential area which is part of a regeneration programme to replace old terraced housing stock in the area (Lawnbrook Urban Renewal Area). The properties proposed on to Glenwood Street back on to properties that were recently approved and built at Brookmount Street which in turn are adjacent to properties that have been redeveloped at Battenberg Street.</p> <p>The site as exists comprises maintained grass, the previous dwellings having been demolished circa 2014/2015. An application was granted in 2016 to allow the site to be temporarily used as a grassed space pending the redevelopment of the housing stock. The site is presently enclosed and secured by a boundary fence which has recently been erected.</p> <p>Previous to the demolition the site was occupied by two storey terraced dwellings (approximately 90 in no.) with on street car parking and small rear yards.</p>
Planning Assessment of Policy and Other Material Considerations	
3.0	<p>Site History and Surrounding Area</p>
3.1	Z/2015/0196/F – Lands @ Lawnbrook, Shankill bounded by Shankill Road, Lawnbrook Avenue, Azamor Street and Brookmount Street, Belfast, BT13 2BA - Temporary use of a previous housing site (brownfield) as open space (grassed) pending redevelopment - for a period of 5 years– PERMISSION GRANTED – 27.10.2015
3.2	LA04/2016/0374/F - Lands at Brookmount Street, Belfast, BT13 3AP - Development of 20no. dwellings (18no. 2 storey terrace dwellings and 2no. bungalows) and associated car parking, security gates and footpath. – PERMISSION GRANTED – 20.12.2016
3.3	Z/2012/0821/F – Lands at 2-49 Battenberg Street Belfast BT13, Demolition of existing buildings and proposed erection of 28 no. social housing units and associated site and access works – PERMISSION GRANTED -

4.0	Policy Framework
4.1	Regional Development Strategy
4.2	Belfast Urban Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Planning Policy Statement 3: Access, Movement and Parking
4.6	Planning Policy Statement 7: Quality Residential Environments
4.7	Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas
4.8	Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation
4.7	Planning Policy Statement 12: Housing in Settlements
4.10	Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	Transport NI were consulted and have no objection subject to conditions
5.2	NI Water were consulted and have no objection
5.3	Rivers Agency were consulted and have no objection
5.4	NIEA were consulted and have no objection subject to conditions
5.5	Historic Environment Division were consulted and have no objection
6.0	Non Statutory Consultees Responses
6.1	Environmental Health were consulted and have no objection subject to conditions
7.0	Representations
7.1	The application has been advertised in the local press and all neighbours have been notified. Three representations were received.
7.2	One representation was received which supported the need for housing in the area however raised concern with regard to the impact of construction traffic, particularly the use of Azamor Street by construction vehicles given recent experiences of building works at Brookmount Street. A Construction Management Plan condition has been recommended to minimise disruption during the build period.
7.3	A representation was received from a property on the Shankill Road whose rear boundary lies along the northern boundary of the application site; this representation did not express objection to the development proposed but expressed concern with a current boundary treatment and access and sought clarification on the boundary of the development proposal and its potential impact; the wall referred to in the representation is an existing wall outside the application site and is an existing longstanding situation for the property which is outside the application site. The applicant is in control of all the lands to which the application relates and there are no rights of way across the site to the rear of the Shankill Road properties. Copies of the proposed site layout were provided to the owners of the property to clarify the new boundary which would run alongside their existing rear boundary; no further representations were received.
7.4	A letter of support was received from Nigel Dodds OBE MP which advises that the demand for housing in this area of the city is very high, the success of similar housing developments in the area as a regeneration vehicle and strong local community support for this housing redevelopment.
7.5	Neighbour notification was carried out upon receipt of the application at which time the new properties fronting on to Brookmount Street and abutting the development site were unoccupied. At a site visit in June 2019 it was evident that the properties had become occupied during the processing of the application and neighbour notification letters were

	hand delivered to the newly occupied properties at Brookmount Street and a period for representation allowed – no representations were received from these properties
8.0	Other Material Considerations 8.1 Creating Places 8.2 Development Control Advice Note 8: Housing in Existing Urban Areas
9.0	Assessment
9.1	The Key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> - Principle of development - Design, Layout, Impact on character and appearance of the area - Provision of Parking and Access - Amenity Space and Residential Amenity - Drainage and Flooding - Infrastructure - Contamination
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 (BUAP) 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, 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 for the decision maker.
9.5	The site is located within the development limits of both the existing and the draft Area Plans. The site is identified as a Housing Action Area in the Belfast Urban Area Plan 2001. The site is within the proposed Shankill Area of Townscape Character under the draft Belfast Metropolitan Area Plan 2015.
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 deemed that this proposal will not result in demonstrable harm to the residential amenity of neighbours.
9.7	<u>Principle of Development</u> The site is located within the development limits and designated a Housing Action Area in the BUAP 2001. The Housing Strategy of the BUAP 2001 includes the renewal of poor housing stock as a development priority, Policy H2 addresses renewal and rebuild which identifies the clearance and rebuild of unfit houses through various measures including housing action areas.

9.8	The site is within an established residential area and was previously used for housing (circa 90 units) which was demolished as part of a programme to rejuvenate poor quality housing stock (Lawnbrook Urban Renewal Area); other phases at Battenberg Street and Brookmount Street have been completed. Temporary permission was granted on the site for use as open space pending redevelopment however this does not designate the land as open space. This brownfield site within the housing action area is now coming forward for renewal and rebuild and will provide much needed housing in the area.
9.9	The proposed housing redevelopment conforms with the statutory development plan which identifies the site as a Housing Action Area. The principle of the development is considered acceptable.
<u>Design, Layout, Impact on Character and appearance of the Area</u>	
9.10	The design and layout of the proposal is assessed under the key tests within Policy QD1 of Planning Policy Statement 7 and its addendum.
9.11	The proposal retains and works within the traditional street layout with active frontages on to the existing main streets of Lawnbrook Avenue and Glenwood Street. The proposal comprises 4 detached and 34 semi-detached dwellings arranged in rows overlooking the main streets. The site is relatively level, gently sloping towards Azamor Street, the new rows of dwellings gradually step along the street frontage, responding to the topography of the site and avoiding the requirement for any retaining structures. The dwellings have a uniform building line along both their fronts and rears The 4 detached dwellings are located at the Azamor end of each side of Glenwood Street; the remainder of Glenwood Street and Lawnbrook Avenue has pairs of semi-detached dwellings with a side alley between each pair providing access to the rear gardens. The 3 corner plots at Azamor Street have dual aspect frontages
9.12	Each dwelling has front and rear gardens, the private rear amenity area is considerably larger than the historical rear amenity spaces traditionally found in the area with all in excess of the recommended 40sqm.
9.13	The on street parking is set back from Lawnbrook Avenue and Glenwood Street with a pedestrian footpath behind. A pedestrian walkway is provided across Glenwood Street.
9.14	There is a landscape / fencing boundary to the north of the site to provide a buffer to the rear of the commercial units. New trees are also indicated at locations along Lawnbrook Avenue, at the pedestrian walkway at Glenwood Street and at the corner sites with Azamor Street. A condition is recommended that a detailed Landscape Plan identifying specific numbers and species of planting be agreed with the local authority.
9.15	The application site is located within existing housing stock and recently constructed housing. The density of the proposed development (26/ha) is much lower than the surrounding area (up to 37/ha) and the previous density (66/ha) which it replaces and ensures each dwelling benefits from front and rear garden spaces in lieu of the previous small rear yards allowing for better quality housing to meet modern day living standards and an overall improvement to the character and appearance of the area.
9.16	The dwellings are 2 storey in height; their scale, proportions and design reflect the existing streetscape and continue the traditional red brick material as per the surrounding context whilst introducing some natural stone facades to add diversity and visual interest to the streetscape. The materials are of a high quality with red brick, natural stone and Natural slate roofs.

9.17	The site is within the proposed Shankill Area of Townscape Character (draft BMAP) one of the key features of the designation was the housing to the south of Shankill Road comprising two storey brick terraces with small front areas. The housing has previously been demolished and as such the vacant site makes no contribution to the character of the proposed ATC, its redevelopment will introduce active frontages on to the traditional streets utilising high quality materials, articulating boundaries with small front gardens and using a form and scale which is in keeping with its surroundings. The development will make a positive contribution to the character of the proposed ATC.
9.18	The proposed house types have all been measured and are in line with the space standards for the 4 person 3 bedroom dwellings as set out in Annex A to Addendum to PPS7.
9.19	The proposal complies with Policy LC1 of Addendum to PPS7 in that the proposed density is not higher than that found in the locality, the pattern of development is in keeping with the overall character and environmental quality of the existing area and all dwellings comply with the space standards.
9.20	Overall the proposal would respect its surrounding context whilst making a positive contribution to the character and quality of the area. It would create further sustainable and quality residential environment in accordance with the SPPS, PPS7 and its addendum and Creating Places
	<u>Provision of Parking and Access</u>
9.21	A Transport Assessment Form and Road Layout accompanied the application. 10 incurtilage spaces are proposed which serve the dwellings at each end of the development (Sites 12, 13, 38, 1 and 24) and 43 on street spaces are proposed to serve the remaining 33 dwellings. Whilst this would be less than the specified parking standard, given the application's inner urban location with good access to local amenities and public transport links, this reduced level is considered acceptable. The proposal will link into current vehicular and pedestrian routes within the surrounding area. DfI Roads have no objection to the proposal subject to conditions detailed below. It is considered that the proposal is acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, PPS7, Creating Places, BUAP and draft BMAP.
	<u>Amenity Space / Residential Amenity</u>
9.22	Each property will be provided with their own private garden; these are all in excess of the small yards previously enjoyed by the traditional housing in the area and all are in excess of the 40sqm recommended in Creating Places ranging between 45sqm to 96sqm. A 1.8m high timber fence is proposed to the rear garden boundaries, where the properties have a boundary on to Azamor Street a 1.8m high brick wall is proposed given its public view. The rear gardens are all private and secured.
9.23	Each dwelling has its own individual pedestrian access from the main street to their property frontage and a path around each dwelling provides ease of access to the rear for bins etc...
9.24	A small front garden is proposed to each dwelling; These front gardens provide a buffer to the street. The boundary plan submitted only details rear boundaries. A small wall with railings above at the frontage of each site would articulate the boundaries and maintain a clear definition between the public and private realm. A condition is recommended that prior to development commencing the frontage boundary treatment be agreed with the Council;
9.25	Creating Places recognises that in inner urban areas streets and parking areas may be the focus of the open space and recommend traffic calming design, street planting and

	paving and surface textures. The Layout Plan indicates a planting buffer between the new dwellings to the rear of the commercial units, at the corner at Azamor and at the pedestrian walkway across Glenwood Street.
9.26	The provision of amenity space within the development is considered acceptable providing adequate amenity space and areas of planting to soften the visual impact of the development and visual breaks between areas of hardstanding and assisting with the integration of the development to the surrounding area.
9.27	The site is within a 10 minute walking distance of Woodvale Park and Hammer Playing Fields and is located immediately to the rear of Shankill Road, a main arterial route into the city with a wide range of local services. The site is less than 1 hectare, a designated Housing Action Area and is the subject of a renewal and rebuild regeneration scheme which delivers improved accommodation in place of previous poor housing stock; given its context and site specific circumstances it is considered that the amenity provision is sufficient in this instance
9.28	Each garden is 6m from its rear elevation to the common boundary resulting in a 12m separation distance between the new properties. Whilst the separation distances are less than the recommended standard, guidance in Creating Places recognises that greater flexibility can be applied in inner urban and high density areas. The layout proposed would be a similar relationship to that of the existing and newly built housing stock. On the upper floors two of the windows serve a bathroom and the landing, the third serves a secondary bedroom, as such no main habitable rooms are overlooked. A 1.8m high fence is proposed at all common rear boundaries preventing any overlooking at ground floor level. Given the sites inner urban context, and the development pattern in the immediate area it is considered that the distances are acceptable and the proposal would not result in an unacceptable loss of privacy or undue level of overlooking to existing and proposed occupiers.
9.29	Due to the layout and scale of the proposed housing development which follows that of the surrounding area and reintroduces two storey dwellings along the established streets a significant loss of daylight / sunlight would not be caused to existing properties. A sufficient level of daylight/sunlight would be provided for future occupants.
9.30	The proposed development is located adjacent to and opposite areas of existing housing and was last used as housing. The proposed residential use and the design and layout of the development will not create conflict with the adjacent residential use. Residential use adjacent to one another is considered compatible and acceptable, and will not result in detrimental impact to the residential amenity of neighbours.
9.31	Overall the proposal would not cause significant harm to the amenity of neighbouring properties and would provide sufficient amenity space for future occupants in accordance with the SPPS, PPS7, PPS8 and Creating Places. A condition has been recommended removing permitted development rights for extensions and outbuildings in order to protect the amenity of existing and future occupants.
9.32	<u>Drainage and Flooding</u> The planning application is supported by a Drainage Assessment which has been reviewed by Rivers Agency who have confirmed that they have no objection to the proposal. Evidence has been provided that drainage will be installed to meet the required standards.

9.33 9.34 9.35 9.36	<p><u>Infrastructure</u> NI Water have been consulted and confirmed that public water supply, foul sewer and surface water sewer area all available to serve the proposal and that there is available capacity at the Waste Water treatment Works.</p> <p>NI Water Management Unit refer to standing Advice and guidance for development of multiple dwellings.</p> <p><u>Contamination</u> Belfast City Council Environmental Health were consulted and requested further contamination information on a number of occasions to allow them to fully consider the mitigation required with respect to contamination. On the basis of the information provided they have no objection to the development subject to conditions with respect to the Verification Report.</p> <p>DAERA Regulation Unit (Land and Groundwater Team) have reviewed the Preliminary Risk Assessment and Generic Quantitative Risk Assessment submitted in support of the application and have no objections subject to conditions that a detailed Remediation Strategy and subsequent Verification Report be submitted.</p>
Neighbour Notification Checked	Yes
<p>Summary of Recommendation: Taking all factors into consideration on balance, the proposal is considered acceptable and approval is recommended.</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. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. 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 Management Plan shall provide for: <ol style="list-style-type: none"> i) the parking of vehicles of site operatives and visitors; ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) measures to control the emission of dust and dirt during construction; v) measures to control noise and vibration during construction. <p>The Management Plan shall be implemented as approved and maintained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of public safety and amenity.</p> 3. 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 (in that phase) 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

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

4. Notwithstanding the provisions of Article 3, Part 1, Classes A ,B, C and D of The Planning (General Permitted Development) Order Northern Ireland 2015 (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling house or the provision of any other building within its curtilage other than that expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and future occupants and the character of the area and for this reason would wish to control any future development.

5. The development hereby permitted shall not be occupied until details of the boundary treatment to the front gardens have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: In the interests of the character and appearance of the area and residential amenity.

6. The development hereby permitted shall not commence until details and/or samples of the materials to be used in the external elevations, hard surfaced areas and boundary walls 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.

7. The development hereby permitted shall not commence until a Detailed Remediation Strategy to address all unacceptable risks identified. This strategy must be submitted in writing and agreed with the Planning Authority and should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

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

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

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

9. After completing the remediation works under Condition 6 and 7 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with

the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

10. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease until a written report detailing the nature of this contamination and its management has been submitted to and agreed in writing by the Planning Service. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice.

Reason: Protection of human health

11. Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Service, a Verification Report. This report must demonstrate that the remediation measures outlined within the Cove Environmental Consulting report entitled *Proposed Residential Development, Lands adjacent to Lawnbrook Avenue, Belfast, Combined Preliminary (PRA) and Generic Quantitative Risk Assessment (GQRA), Benamara Properties* (dated November 2018 (revised March 2019) and referenced CEC-18-111) have been implemented. Should remediation measures be required as a result of the identification of unexpected contamination, they must also be detailed within the Verification Report. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with plant uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a) A 600mm clean capping layer has been constructed in the garden areas shown in Plate 7 of the Cove Environmental Consulting report.
- b) The imported material used to construct the clean cover system is demonstrably suitable for use (residential with plant uptake).

The Verification Report must provide photographic evidence demonstrating the lateral and vertical extents of the clean capping layer.

Reason: Protection of human health

12. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.P355/R01 Rev.B bearing Planning Authority date stamp 15th February 2019, prior to the occupation 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.

13. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

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

14. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

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

15. Gates, if erected, shall not open out over the public footway.

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

16. The development hereby permitted shall not be occupied until any redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of the Department for Infrastructure.

REASON: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

17. 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.P355/R01 Rev.B bearing the Department for Infrastructure Determination date stamp 10th April 2019.

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

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

No part of the development hereby permitted shall be occupied until the works necessary for the improvement of the public road have been completed in accordance with the details outlined in blue on drawing No.P355/R01 Rev.B bearing the Department for Infrastructure Determination date stamp 10th April 2019. The Department hereby attaches to the determination a requirement under Article 3(4) A of the above Order that such works shall be carried out in Accordance with an agreement under Article 3(4)C.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

19. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

20. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.P355/R01 Rev.B bearing the date stamp 15th February 2019 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking within the site.

ANNEX	
Date Valid	16th March 2018
Date First Advertised	1st June 2018
Date Last Advertised	1st June 2018
Details of Neighbour Notification (all addresses)	
<p>1 Azamor Street,Belfast,Antrim,BT13 2QF, 1 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 10 Brookmount Street, Belfast, Antrim, BT13 3AP. 10 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 11 Azamor Street,Belfast,Antrim,BT13 2QF, 11 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 12 Brookmount Street, Belfast, Antrim, BT13 3AP. 12 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 13 Azamor Street,Belfast,Antrim,BT13 2QF, 13 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 14 Brookmount Street, Belfast, Antrim, BT13 3AP. 14 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 15 Azamor Street,Belfast,Antrim,BT13 2QF, 15 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 16 Brookmount Street, Belfast, Antrim, BT13 3AP. 16 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 17 Azamor Street,Belfast,Antrim,BT13 2QF, 17 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB, 18 Brookmount Street, Belfast, Antrim, BT13 3AP. 18 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,</p>	

19 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
1a ,Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
1st & 2nd Floor,320 Shankill Road,Belfast,Antrim,BT13 3AB,
2 Brookmount Street,Belfast,Antrim,BT13 3AP,
20 Brookmount Street, Belfast, Antrim, BT13 3AP.
20 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
21 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
22 Brookmount Street, Belfast, Antrim, BT13 3AP.
22 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
23 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
24 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
26 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
28 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
29 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
3 Azamor Street,Belfast,Antrim,BT13 2QF,
3 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
30 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
31 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
314 Shankill Road,Belfast,Antrim,BT13 3AB,
314a ,Shankill Road,Belfast,Antrim,BT13 3AB,
318 Shankill Road,Belfast,Antrim,BT13 3AB,
322, Shankill Road, Belfast, Antrim, Northern Ireland, BT13 3AB
324 Shankill Road,Belfast,Antrim,BT13 3AB,
326-328 ,Shankill Road,Belfast,Antrim,BT13 3AB,
33 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
330 Shankill Road,Belfast,Antrim,BT13 3AB,

332 Shankill Road,Belfast,Antrim,BT13 3AB,
334 Shankill Road,Belfast,Antrim,BT13 3AB,
35 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
37 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
39 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
4 Brookmount Street, Belfast, Antrim, BT13 3AP.
4 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
41 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
43 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
45 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
47 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
49 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
5, Azamor Street, Belfast, Antrim, Northern Ireland, BT13 2QF
51 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
53 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
55 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
57 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
59 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
6 Brookmount Street, Belfast, Antrim, BT13 3AP.
6 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
61 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
63 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
65 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
67 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,
7 Azamor Street,Belfast,Antrim,BT13 2QF,
7 Lawnbrook Avenue,Belfast,Antrim,BT13 2QB,

8 Brookmount Street, Belfast, Antrim, BT13 3AP.	
8 Lawnbrook Avenue, Belfast, Antrim, BT13 2QB,	
9 Azamor Street, Belfast, Antrim, BT13 2QF,	
9 Lawnbrook Avenue, Belfast, Antrim, BT13 2QB,	
Alexandra Florists, 322 Shankill Road, Belfast, Antrim, BT13 3AB,	
Empty Retail Shop, 336 Shankill Road, Belfast, Antrim, BT13 3AB,	
Empty Retail Unit, 338 Shankill Road, Belfast, Antrim, BT13 3AB,	
Ground Floor, 320 Shankill Road, Belfast, Antrim, BT13 3AB,	
Hairzone, 330 Shankill Road, Belfast, Antrim, BT13 3AB,	
Kens Paper Shop, 340 Shankill Road, Belfast, Antrim, BT13 3AB,	
Stadium Exhausts, 5 Lawnbrook Avenue, Belfast, Antrim, BT13 2QB,	
Ulster Souvenirs, 316 Shankill Road, Belfast, Antrim, BT13 3AB,	
Date of Last Neighbour Notification	5 June 2018 24 June 2019 (Properties on Brookmount Street)
Date of EIA Determination	N/A
ES Requested	No
Summary of Consultee Responses	
Drawing Numbers and Title	

Drawing No. 01
Type: Site Location Plan

Drawing No. 02
Type: Existing Site Survey

Drawing No. 03
Type: Proposed Site Plan

Drawing No. 04
Type: Proposed Block Plan

Drawing No. 05
Type: Previous Housing Density Plan

Drawing No. 06
Type: Proposed Boundary Treatment Plan

Drawing No. 07
Type: Proposed Boundary Treatment Details

Drawing No. 08
Type: Surrounding Public Amenity Space

Drawing No. 09A
Type: Proposed Plans – HTA & A1

Drawing No. 10A
Type: Proposed Plans – HTB & B1

Drawing No. 11A
Type: Proposed Plans HTC/C1

Drawing No. 12A
Type: Proposed Plans – HTD/D1

Drawing No. 13A
Type: Proposed Plans – HTE/C1

Drawing No. 14A
Type: Proposed Plans – HTF/F1

Drawing No. 15
Type: Proposed Elevations – HTA (Brick)

Drawing No. 16
Type: Proposed Elevations – HTA1 (Brick)

Drawing No. 17

Type: Proposed Elevations – HTB (Stone)

Drawing No. 18

Type: Proposed Elevations – HTB1 (Brick)

Drawing No. 19

Type: Proposed Elevations – HTC/C1 (Brick / Stone)

Drawing No. 20

Type: Proposed Elevations – HTC/C1 (Stone/Brick)

Drawing No. 21

Type: Proposed Elevations – HTC/C1 (Brick / Brick)

Drawing No. 22

Type: Proposed Elevations – HTC/C1 (Stone/Stone)

Drawing No. 23

Type: Proposed Elevations – HTD/D1 (Brick/Brick)

Drawing No. 24

Type: Proposed Elevations – HTD/D1 (Brick/Brick) (Split Level)

Drawing No. 25

Type: Proposed Elevations – HTE/C1 (Brick/Stone)

Drawing No. 26

Type: Proposed Elevations – HTF/F1 (Stone/Stone)

Drawing No. 29

Type: Proposed Road Section

Drawing No.P355/R01 Rev.B Private Streets Determination – Proposed Road Layout