

## Development Management Officer Report Committee Application

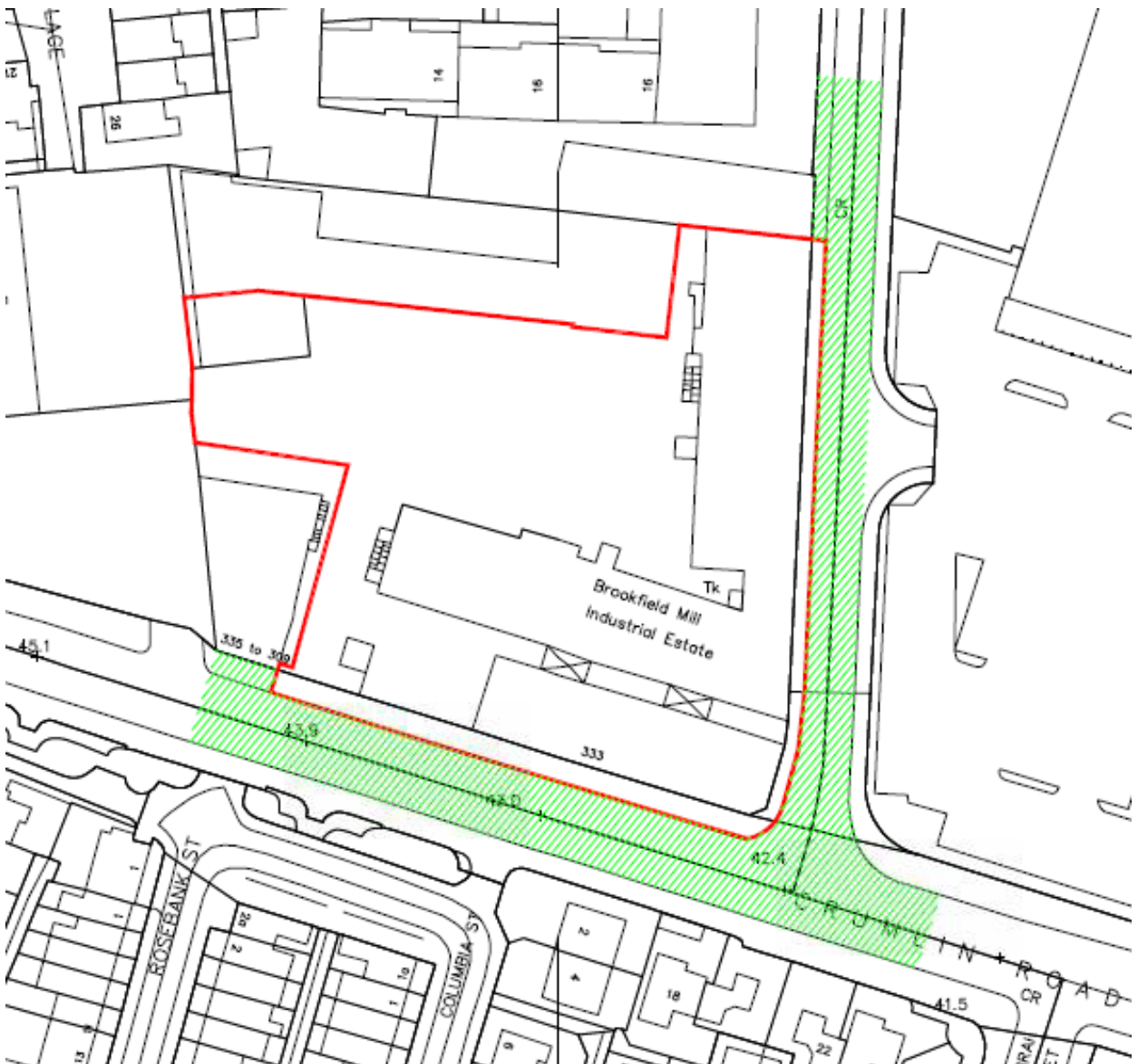
<b>Summary</b>	
<b>Committee Meeting Date:</b> 13 August 2019	
<b>Application ID:</b> LA04/2019/0845/F	
<b>Proposal:</b> Alteration and conversion of former mill building to provide social housing comprising of 77no. units (19no. own door duplex townhouses and 55 no. 3 person 2 bedroom apartments).	<b>Location:</b> Brookfield Mill 309-355 Crumlin Road Belfast BT14 7EA.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	Approval – subject to S76 Agreement
<b>Applicant Name and Address:</b> Kerr Property Holdings Limited Arnott House 12-16 Bridge Street Belfast BT1 1LU	<b>Agent Name and Address:</b> Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG
<p><b>Executive Summary:</b></p> <p>This application seeks the conversion of the existing mill to 77 no social housing apartments comprising 19 own door duplex units and 55 no 2-bedroom apartments.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> <li>• The principle of housing at this location</li> <li>• The design and layout of the proposal</li> <li>• The impact on traffic and road safety</li> <li>• The impact on amenity of nearby residents and businesses</li> <li>• Waste management</li> <li>• Human health</li> <li>• Natural heritage</li> <li>• Parking provision and access</li> <li>• Drainage and flooding</li> <li>• The consideration of developer contributions</li> </ul> <p>The site is located the development limits of Belfast in the BUAP 2001 and Draft BMAP 2015 (dBMAP) and is zoned as white land under dBMAP.</p> <p>Given the development plan zoning and the surrounding context which consists of housing and a business park, the principle of housing at this site is acceptable subject to detailed design and layout considerations.</p> <p>Consultees including DfI Roads, Environmental Health, Rivers Agency, NIEA, Northern Ireland Housing Executive, NIE and NI Water have no objection to the proposal subject to conditions. Their consultations are detailed in the main body of the report.</p>	

Having regard to all of the submitted information and reports, consultee responses and representations, officers consider that the proposed scheme will create a quality residential environment, contribute positively to the local environment developing a dilapidated site whilst reusing the historic mill building, and will help address social housing need therefore meeting the relevant policy tests in PPS 2, PPS 3, PPS 4, PPS 7, PPS 8, PPS 12 and PPS 15.

Having regard to the Development Plan, and other material considerations, the proposed development is considered acceptable. The Committee is requested to delegate authority to the Director of Planning and Building Control to enter into the Section 76 and to finalise the wording of conditions to be agreed.

# Case Officer Report

## Site Location Plan/ Elevation/Layout





**Characteristics of the Site and Area**

**1.0 Description of Proposed Development**

- 1.1 This application seeks full planning permission for the change of use of the disused mill for social housing comprising 77no. units on the Crumlin Road. The apartments comprise 22 no 5 person, 3-bedroom duplex units and 55 no 3 person, 2-bedroom units.
- 1.2 The scheme is a social housing development which has been applied for by the current private developer with Clanmil Housing Association intending to be the end user. All dwellings have access to public open space within the development whilst some contain private open space.

<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p><b><u>Description of Site and Area</u></b></p> <p>The site at present contains a disused former linen mill which was later used for education and office use. The building is an L-shape and comprises four storeys on the Crumlin Road elevation with an additional fifth, smaller storey on the Flax Street elevation. At present the building contains a number of external shafts and fire escape structures.</p> <p>The building contains traditional, dark, stonework with stone plinths around wooden windows and stone eaves detail. Many of the windows are broken and in disrepair and the internal condition of the building is also poor.</p> <p>The area is primarily residential in nature however there is a disused retail park adjacent to the site on one side and a youth club on the other side. To the rear of the site are a number of apartment developments.</p>
<p><b>Planning Assessment of Policy and other Material Considerations</b></p>	
<p><b>3.0</b></p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p><b>Planning History</b></p> <p>Ref ID: LA04/2018/2496/F          Proposal: Proposed performance space, with outdoor seating area and covered stage. Introduction of MUGA playing surfaces with goal posts &amp; basketball nets &amp; 6 metre high ball catch netting along eastern boundary, with outdoor gym equipment introduced. 20ft. x 8ft. x 8.5ft high steel storage container added along the southern boundary and 3.3 metre high security fencing added to the northern boundary.          Address: John Paul II Youth Club, Brookfield Place, Belfast, BT14 7FN.,          Decision: Undecided          Decision Date:</p> <p>Ref ID: Z/2009/0461/F          Proposal: Refurbishment of existing mill to provide 5 No. 1 bed, 96 No. 2 bed &amp; 1 No. 3 bed apartments. Demolition of outbuildings to accommodate 40 No. 2 bed new build social housing apartments and 153 parking spaces.          Address: Brookfield &amp; Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast. BT14 7EA.          Decision: Permission Granted          Decision Date: 13.01.2010</p> <p>Ref ID: Z/2008/1701/F          Proposal: Amendment to previously approved scheme Z/2006/2654 to reduce apartment numbers from 174 to 102, remove rear block and rationalisation of car parking to accommodate 153no. spaces. (Amended Scheme)          Address: Brookfield and Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast, BT14 7EA          Decision: Application Withdrawn          Decision Date: 03.02.2009</p> <p>Ref ID: Z/2006/2654/F          Proposal: Change of use from business units to apartments (former Mill Building) and redevelopment of remainder of the site to provide 174 No apartments, car parking and commercial / office units.          Address: Brookfield and Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast          Decision: Permission Granted          Decision Date: 06.02.2008</p>

3.5	<p>Ref ID: Z/2006/1881/F</p> <p>Proposal: Demolition of existing gate lodge and erection of ground and first floor offices, 9No. 1-bed sheltered units on three floors above, plus assorted recreational use on attic floor. (Amended Scheme.)</p> <p>Address: Gatelodge, Flax Street, Belfast, BT14 7EA</p> <p>Decision: Permission Granted</p> <p>Decision Date: 20.06.2007</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Urban Area Plan 2001 (BUAP)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015)</p> <p>Draft Belfast Metropolitan Plan 2004</p>
4.2	<p>Regional Development Strategy</p> <p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 2 – Natural Heritage</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 4 – Planning and Economic Development</p> <p>Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage</p> <p>Planning Policy Statement 7 – Quality Residential Environments</p> <p>Planning Policy Statement 8 – Open Space</p> <p>Planning Policy Statement 12 – Housing in Settlements</p> <p>Planning Policy Statement 15 (Revised) - Planning and Flood Risk</p>
<b>5.0</b>	<p><b><u>Statutory Consultees</u></b></p> <p><b>Transport NI</b> – have provided conditions and informatives</p> <p><b>Rivers Agency</b> – no objections</p> <p><b>NIEA Natural Heritage</b> – no objections</p> <p><b>NIEA Historic Environment Division</b> – no objections</p> <p><b>NIEA Land, Soil, and Air</b> – no objections subject to conditions</p> <p><b>NIW</b> – No objections</p> <p><b>NIE</b> – No objections</p>
<b>6.0</b>	<p><b><u>Non-Statutory Consultees</u></b></p> <p><b>Environmental Health BCC</b> – no objections subject to conditions</p> <p><b>Northern Ireland Housing Executive</b> – support the provision of social housing on the site due to high levels of need in the vicinity</p> <p><b>Parks and Leisure BCC</b> – Concerns regarding the level of open space provision and querying potential for developer contribution in lieu of same</p>
<b>7.0</b>	<b><u>Representations</u></b>
7.1	No representations were received.
<b>8.0</b>	<b><u>ASSESSMENT</u></b>
<b>8.1</b>	<b><u>Development Plan</u></b>
8.1.1	Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.
8.1.2	Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at

	<p>which draft BMAP 2015 had reached (i.e. pre-adoption through a period of independent examination), that the main areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant 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. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.</p>
8.1.3	The site is un-zoned white land under the BUAP and both versions of BMAP.
<b>8.2</b>	<b><u>The principle of residential development at this location</u></b>
8.2.1	The SPPS sets out five core planning principles for the planning system, including improving health and wellbeing, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
8.2.2	The site is located within the settlement limits in draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below.
8.2.3	The previous approvals on the site establish the conversion of the mill to residential use. In addition, the area is predominantly residential and there are already successful mill conversions in the vicinity such as Flax Mill and Edenderry Mill.
8.2.4	As the site was most recently used for business use and industrial before that, Policy PED 7 of Planning Policy Statement 4: Planning and Economic Development (PPS 4) applies.
8.2.5	Given the planning history, the surrounding context which is predominantly housing, and that the proposal will secure the long term future of the building of historic interest, the principle of housing at this site is considered acceptable. A mix of housing types is proposed including apartments, semi-detached and complex needs units. The proposal comprises duplex, 3-bedroom apartments as well as 2-bedroom apartments. As the proposal is for conversion, this would be considered an appropriate mix.
8.2.6	Northern Ireland Housing Executive (NIHE) were consulted and confirmed that there is an identified need in the area for social housing and welcomes the development. NIHE recommend that 10% of the units are wheelchair accessible – the agent has subsequently confirmed that all units benefit from wheelchair accessibility.
<b>8.3</b>	<b><u>Design and layout</u></b>
8.3.1	Paragraphs 4.11 and 4.12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS 3. The SPPS states that PPS3, 7 and 12 remain applicable under 'transitional arrangements'.
8.3.2	Planning Policy Statement 7 relates to quality in housing developments. PPS 7 objectives place emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. QD1 lists 9 criteria with which all proposals for residential development must conform. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material

	<p>considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies LC1-3</p>
8.3.3	<p><u>Criterion (a)</u> of QD1 of PPS 7 requires the development to respect the surrounding context and to be appropriate in terms of layout, scale, massing, appearance and surfacing. The proposal is a conversion which guides the layout of open space, parking and built form. There is an additional storey which will be constructed in modern materials. It is considered that the additional floor would be in keeping with the main building and the contrast between the traditional brick of the mill and the cladding of the extension is considered an acceptable design solution.</p>
8.3.4	<p><u>Criterion (b)</u> requires features of the archaeological and built heritage and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development. The building is not listed however, the re-use of mill buildings have been successful in re-using these vernacular buildings.</p>
8.3.5	<p><u>Criterion (c)</u> requires adequate provision for public and private open space and landscaped areas as an integral part of the development. Planning Policy Statement 8, Policy OS2 Public Open Space in New Residential Development recommends at least 10% public open space. All units have access to an area of public open space of approximately 550 sq m. The BCC Landscape Planning and Development Team were consulted and expressed concern that only 5% of the site has usable open space and suggested that the applicant could make a contribution to nearby Marrowbone Park to assist with the Council's regeneration plans. PPS 8 states that the "precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context". The Agent makes the case that considering the proposal is for conversion of an existing building, that pockets of incidental yet usable space are provided in addition to the main area of open space to the front of the development, which totals 550 sq m – therefore meeting the policy requirement of 10% in Policy OS2 of PPS 8.</p>
8.3.6	<p>With regards to private amenity space, Creating Places recommends between 10 and 30 sq m per apartment. The ground floor duplex units have their own private amenity space as well as some of the 4<sup>th</sup> floor apartments which have terraces which totals approximately 260 sq m. The average private space is 3.3 sqm which falls below the recommended 10 – 30 sq m in Creating Places. Given that the proposal is a conversion, within city limits and within walking distance to a public park, the proposal is considered, on balance, acceptable having regard to Criterion (c).</p>
8.3.7	<p><u>Criterion (d)</u> relates to the provision of local neighbourhood facilities. It is considered that there are sufficient neighbourhood facilities in the area including the Vine Centre and Girdwood Community Hub which are within reasonable walking distance.</p>
8.3.8	<p><u>Criteria (e) and (f)</u> require adequate and appropriate provision for parking, walking and cycling. DfL Roads were consulted and have no objection in relation access, parking and pedestrian walkways.</p>
8.3.9	<p><u>Criterion (g)</u> relates to design and materials. This proposed design and materials have been revised following discussions between the applicant and Council, including moving away from using multi coloured panels on the windows which might have detracted from the simplicity of the original mill design, and a change in colour of the roof extension cladding from a green hue to a red hue to compliment the brick tones. The amended scheme is considered acceptable and appropriate for the site context.</p>
8.3.10	<p><u>Criterion (h)</u> deals with the impact the development may have on adjacent land uses and residents. The site is adjacent to a vacant business park, other residential units and a youth centre however taking into account the existing and proposed boundary treatments and</p>



	separation distances, it is considered that there will be no unacceptable adverse impact on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.
8.3.11	Policy LC1(Protecting Local Character, Environmental Quality and Residential Amenity) of the addendum to PPS 7 states that the proposed density of the development must not be significantly higher than that found in the established residential area and that the pattern of development is also in keeping with the overall character of the locale – there are numerous apartment developments both new build and mill conversions in the locale with similar densities and the proposal therefore meets criteria (a) and (b) of Policy LC1.
8.3.12	In addition criterion (c) states that all dwelling units and apartments comply with the space standards set out in Annex A. The standards for a 5-person 3-bed 2-storey duplex are 90-95 sq m. whilst non-duplex 5 person units are acceptable at 80-85 sq m. The 22 no duplex units proposed vary from 73.46sq m to 100.75 sq m and average at 89.5 sq m. This is considered acceptable given the application is for a conversion and the units are duplex with private amenity space. The standard for a 3-person 2-bedroom apartment is 60-65 sq m. The 55 no units proposed vary in size from 60.45 and 65.77 sq m which is compliant with the space standards as outlined.
8.3.13	Policy LC2 (The Conversion or Change of Use of Existing Buildings to Flats or Apartments) also applies. In addition to the main policy thrusts of Policy QD1 of PPS 7, Policy LC2 requires the original property to be greater than 150 sq m of internal floorspace, that all apartments are self-contained with separate bathroom and kitchen available for use only by the occupiers, and that it does not contain any flat or apartment which is wholly to the rear without access to the public street. The proposal meets all of these requirements.
<b>8.4</b>	<b><u>Landscaping and boundary treatments</u></b>
8.4.1	The site contains landscaped areas within the car park as well as a communal area of amenity space to the front.
8.4.2	The final schedule of landscaping and boundary treatments, evolved through discussion with officers, has been submitted and is considered acceptable.
8.4.3	The planting scheme has been reviewed by the BCC Tree Officer and is acceptable in terms of location and species proposed. Conditions are necessary to secure provision, maintenance and management of the landscaping proposed.
<b>8.5</b>	<b><u>Traffic, Movement and Parking</u></b>
8.5.1	DFI Roads have no objection to the application. Amendments were sought to address the security barriers and access to the units affected by same, a service management plan was requested and submitted, and other queries regarding access and egress. According to the Parking Standards document, a provision of 121 no parking spaces should be provided. A case was made for reduced parking provision based on the end-use being social housing with an accompanying survey of parking usage on the adjacent social housing site and as such a total of 68 no spaces was found to be acceptable. It is therefore necessary to restrict occupancy to social housing and this will be secured by means of a Section 76 planning agreement. All issues were resolved and conditions and informatives have been provided.
<b>8.6</b>	<b><u>Contaminated Land</u></b>
8.6.1	The application is supported by a contaminated land report as well as a remediation strategy. Both NIEA and Environmental Health have provided conditions regarding these and have no objection.

<b>8.7</b>	<b><u>Noise</u></b>
8.7.1	Environmental Health did not view the submission of a Noise Impact Report as being necessary and have provided conditions and informatives.
<b>8.8</b>	<b><u>Air Quality</u></b>
8.8.1	Following confirmation that that there will be no centralised or medium combustion plant installed, Environmental Health have no concerns regarding air quality.
<b>8.9</b>	<b><u>Site Drainage/Flood Assessment</u></b>
8.9.1	The application is supported by a Flood Risk Assessment and Drainage Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. Rivers Agency advised that Policies FLD1, FLD2, FLD4 and FLD 5 do not apply. With regards to Policy FLD 3, a Schedule 6 consent (to discharge into a watercourse) was submitted. Rivers Agency have subsequently confirmed that the Schedule 6 consent is agreed, thereby satisfying Policy FLD 3.
<b>8.10</b>	<b><u>Natural Heritage</u></b>
8.10.1	NIEA were consulted with the submitted biodiversity checklist and they confirmed that they had no concerns.
<b>8.11</b>	<b><u>Pre-Community Consultation</u></b>
8.11.1	For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
8.11.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2018/2752/PAN) was submitted to the Council on 16 <sup>th</sup> November 2018 and was deemed acceptable on 29 <sup>th</sup> November 2018.
8.11.3	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details public meetings, stakeholder meetings, letters, leaflets and the public advertisement. Access, security, housing need, management of the proposal and parking featured heavily in the responses. These points are all addressed in the PACC report. There have been no objections to the proposal following submission of the full planning application and it is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
<b>8.12</b>	<b><u>Statutory Consultation</u></b>
8.12.1	The revised scheme was first advertised on 26 <sup>th</sup> April 2019 and neighbours notified on 18 <sup>th</sup> April 2019. The amended scheme was advertised on 14 <sup>th</sup> June 2019 and neighbours/objectors notified on 18 <sup>th</sup> June 2019. No representations were received.

<p><b>8.13</b> 8.13.1</p>	<p><b><u>Developer Contributions</u></b> Para 5.69 of the SPPS states that “Planning authorities can require developers to bear the costs of work required to facilitate their development proposals”. The proposal includes enhancements to the public realm immediately abutting the site and the provision of open space. The agent has written to the Council to confirm that the client is willing to provide public realm improvements onto the Crumlin Road and this will be dealt with via negative condition.</p>
<p><b>10.0</b> 10.1</p>	<p><b>Summary of Recommendation:</b> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to resolve any matters in relation the outstanding consultation response from Rivers Agency and to finalise the wording of conditions and to enter into the Section 76.</p>
<p><b>11.0</b> 11.1 11.2 11.3</p>	<p><b>Conditions (final wording to be delegated to the Director of Planning and Building Control)</b></p> <p>11.1 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.</p> <p>11.2 The development hereby permitted shall not be occupied unless a Verification Report has been submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled Updated Contamination Assessment and Remediation Strategy: Brookfield Mill, Crumlin Road, Belfast (dated February 2019 and referenced PM18-1092) and the letter from Pentland Macdonald Ltd referenced Additional information relating to contaminated land assessment for Brookfield Mill, Crumlin Road, Belfast (dated 24th June 2019 and referenced PM19-1083) have been implemented.  The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Residential without homegrown produce). 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, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> <li>a) A concrete slab is present across the entire footprint of the building.</li> <li>b) A vapour proof membrane is in place across the entire footprint of the building and is appropriately sealed to all perimeter and internal walls.</li> <li>c) Vapour protection measures have been verified in line with CIRIA C735.</li> <li>d) A thick physical barrier has been installed in all landscaped areas to a depth of 500mm.</li> <li>e) The material used to form the physical barrier is demonstrably suitable for use (residential without homegrown produce).</li> </ul> <p>Reason: Protection of human health.</p> <p>11.3 The development hereby permitted shall not be occupied unless the remediation measures as described in the PML Remediation Strategy (reference PM18-1092) have been</p>

11.4	<p>implemented to the satisfaction of the Council. The Council must be given 2 weeks written notification prior to the commencement of remediation work.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>The development hereby permitted shall not be occupied unless after completion of the remediation works under Condition 11.3, a Verification Report is submitted to and agreed in writing with the Council. This report must be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).</p> <p>The Verification Report shall 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. The Verification Report must fully verify works to address contamination, including waste assessment and classification (in line with Technical Guidance WM3), waste transfer notes and/or hazardous waste consignment notes and verification of appropriate waste disposal (in line with Waste Duty of Care).</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.5	<p>The design of the apartments shall include noise mitigation measures to ensure that internal noise levels within habitable rooms shall not exceed:</p> <p>(a) 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements</p> <p>(b) 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.</p> <p>(c) 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.</p>
11.6	<p>The development shall not be occupied until the above measures are in place and shall be permanently retained as such.</p> <p>Reason: In the interest of residential amenity</p>
11.7	<p>No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans. The cycle parking must be permanently retained thereafter.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
11.8	<p>No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p>
11.9	<p>The development shall permanently operate in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>

	<p>The development shall operate permanently in accordance with the Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>11.10 All landscaping works shall be carried out in accordance with the approved details on drawing no 22A dated 12 June 2019. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>11.11 All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity</p> <p>11.12 All boundary treatments shall be carried out in accordance with the approved details on drawing nos 15B and 22A dated 12 June 2019. The works shall be carried out prior to the completion of the development and permanently retained unless otherwise agreed in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>11.13 Notwithstanding the submitted details, no development shall commence on site unless full details of the public realm improvements to the footway bounding the site in the have been submitted to and approved in writing by the Council. The details shall include:</p> <ol style="list-style-type: none"> <li>1. Surface materials; and</li> <li>2. The design and provision of underground ducting.</li> </ol> <p>The development shall not be occupied unless the public realm improvements have been carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of area and to enhance connectivity to and from the development.</p> <p><b>Informatives</b></p> <ol style="list-style-type: none"> <li>1. This planning permission is subject to a Section 76 planning agreement to restrict occupancy of the development to social housing. This requirement is due to the reduced level of parking provided.</li> </ol>
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<b>12.0</b>	<b>Representations from Elected Representatives</b> (if relevant) N/A
<b>13.0</b>	<b>Referral to Dfl</b> (if relevant) Referral to Dfl will be necessary due to the objection from HED.

## ANNEX A

<b>Date Valid</b>	12th April 2019
<b>Date First Advertised</b>	26th April 2019
<b>Date Last Advertised</b>	14th June 2019

<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier:</p> <p>1,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  10 Flax Street,Belfast,Antrim,BT14 7EJ  10,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  11 Flax Street,Belfast,Antrim,BT14 7EJ  11,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  11a ,Flax Street,Belfast,Antrim,BT14 7EJ  12 Flax Street,Belfast,Antrim,BT14 7EQ  12,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  13,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  14 Flax Street,Belfast,Antrim,BT14 7EP  14,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  15,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  16 Flax Street,Belfast,Antrim,BT14 7EJ  16,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  17,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  18 Flax Street,Belfast,Antrim,BT14 7EJ  18 Leopold Street,Belfast,Antrim,BT13 3HB  18,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  18,Rosebank No.2,6 Flax Street,Belfast,Antrim,BT14 7AP  19,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  1a ,Columbia Street,Belfast,Antrim,BT13 3HL  1a ,Rosebank Street,Belfast,Antrim,BT13 3HN  2 Columbia Street,Belfast,Antrim,BT13 3HL  2,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  20 Leopold Street,Belfast,Antrim,BT13 3HB  20,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  21,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  22 Leopold Street,Belfast,Antrim,BT13 3HB  22,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  3,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  24 Leopold Street,Belfast,Antrim,BT13 3HB  24,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP</p>
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25,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
26 Brookfield Place,Belfast,Antrim,BT14 7FN  
26,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
27,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
28,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
29,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
29,Rosebank No.2,6 Flax Street,Belfast,Antrim,BT14 7EJ  
2a ,Rosebank Street,Belfast,Antrim,BT13 3HN  
3,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
30,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
31,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
311-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
32,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
33,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
34,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
35,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
36,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
7,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
38,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
4 Columbia Street,Belfast,Antrim,BT13 3HL  
4,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7EJ  
44,309 Crumlin Road,Belfast,Antrim,BT14 7EA  
5,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
5a ,Flax Street,Belfast,Antrim,BT14 7EJ  
5b ,Flax Street,Belfast,Antrim,BT14 7EJ  
6,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
7,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
8 Disraeli Court,Belfast,Antrim,BT13 3JY  
8 Flax Street,Belfast,Antrim,BT14 7EQ  
Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
82,309 Crumlin Road,Belfast,Antrim,BT14 7EA  
84,309 Crumlin Road,Belfast,Antrim,BT14 7EA  
87,309 Crumlin Road,Belfast,Antrim,BT14 7EA  
89,309 Crumlin Road,Belfast,Antrim,BT14 7EA  
9,Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
Apartment 1,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 1,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 1,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 1,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 1,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 10,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 10,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 10,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 11,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 11,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 11,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 12,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 12,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 12,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 13,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 13,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET





Apartment 36,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 37,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 38,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 39,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 4,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 4,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 4,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 4,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 4,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 40,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 5,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 5,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 5,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 5,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 5,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 6,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 6,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 6,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 6,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 6,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 7,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 7,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 7,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 7,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 7,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 8,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 8,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 8,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 8,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 8,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 9,12 Flax Street,Belfast,Antrim,BT14 7EQ  
Apartment 9,14 Flax Street,Belfast,Antrim,BT14 7EP  
Apartment 9,18 Flax Street,Belfast,Antrim,BT14 7EJ  
Apartment 9,Mccorry House,6 Flax Street,Belfast,Antrim,BT14 7ET  
Apartment 9,Rosebank Apartments,22 Flax Street,Belfast,Antrim,BT14 7EJ  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Business Centre,333 Crumlin Road,Belfast,Antrim,BT14 7EA  
Brookfield Mill,Flax Street,Belfast,Antrim,BT14 7EJ  
Crumlin Road,Belfast,Antrim,BT14 7EA  
Crumlin Road,Belfast,Antrim,BT14 7EA  
Crumlin Road,Belfast,Antrim,BT14 7EA  
Flat 14,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 17,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 20,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 27,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 31,16 Flax Street,Belfast,Antrim,BT14 7EJ

Flat 32,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 36,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 37,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 5,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 8,16 Flax Street,Belfast,Antrim,BT14 7EJ  
Flat 9,16 Flax Street,Belfast,Antrim,BT14 7EJ  
John Paul Youth Club,Brookfield Place,Belfast,Antrim,BT14 7FN  
Rosebank Enterprise Park,Flax Street,Belfast,Antrim,BT14 7EL  
Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7AP  
Rosebank No.1,2 Flax Street,Belfast,Antrim,BT14 7EJ  
Unit 1,275 Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 1,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 11,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 12,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 13,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 14,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 15,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 17,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 18,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 19,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 1a,275 Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 2,275 Crumlin Road,Belfast,Antrim,BT14 7DU  
Unit 21,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 22,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 24,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 27,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 28,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 29,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 3,275 Crumlin Road,Belfast,Antrim,BT14 7DU  
Unit 30,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 31,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 32,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 33,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 34,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 35,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 36,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 38,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 39,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 4,275 Crumlin Road,Belfast,Antrim,BT14 7DU  
Unit 40,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 41,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 42,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 43,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
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Unit 46,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 47,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 48,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 49,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 5,275 Crumlin Road,Belfast,Antrim,BT14 7DU  
Unit 50,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA  
Unit 51,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA

Unit 52,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 53,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 54,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 55,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 56,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 57,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 58,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 59,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 6,275 Crumlin Road,Belfast,Antrim,BT14 7DU Unit 6,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 60,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 61,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 63,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 64,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 65,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 66,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 67,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 68,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 69,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 70,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 71,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 72,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 73,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 74,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 77,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 78,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 79,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 80,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 81,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 83,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 85,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 86,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 88,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 9,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 90,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 91,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA Unit 92,309-335 ,Crumlin Road,Belfast,Antrim,BT14 7EA	
<b>Date of Last Neighbour Notification</b>	18th June 2019
<b>Date of EIA Determination</b>	17th April 2019
<b>ES Requested</b>	No

**Planning History**

Ref ID: LA04/2018/2496/F

Proposal: Proposed performance space, with outdoor seating area and covered stage. Introduction of MUGA playing surfaces with goal posts & basketball nets & 6 metre high ball catch netting along eastern boundary, with outdoor gym equipment introduced. 20ft. x 8ft. x 8.5ft high steel storage container added along the southern boundary and 3.3 metre high security fencing added to the northern boundary.

Address: John Paul II Youth Club, Brookfield Place, Belfast, BT14 7FN.,

Decision: Undecided

Ref ID: Z/2009/0461/F

Proposal: Refurbishment of existing mill to provide 5 No. 1 bed, 96 No. 2 bed & 1 No. 3 bed apartments. Demolition of outbuildings to accommodate 40 No. 2 bed new build social housing apartments and 153 parking spaces.

Address: Brookfield & Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast. BT14 7EA.

Decision: Permission Granted

Decision Date: 13.01.2010

Ref ID: Z/2008/1701/F

Proposal: Amendment to previously approved scheme Z/2006/2654 to reduce apartment numbers from 174 to 102, remove rear block and rationalisation of car parking to accommodate 153no. spaces. (Amended Scheme)

Address: Brookfield and Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast, BT14 7EA

Decision: Application Withdrawn

Decision Date: 03.02.2009

Ref ID: Z/2006/2654/F

Proposal: Change of use from business units to apartments (former Mill Building) and redevelopment of remainder of the site to provide 174 No apartments, car parking and commercial / office units.

Address: Brookfield and Rosebank Business Centre, Brookfield Mill, 309-355 Crumlin Road, Belfast

Decision: Permission Granted

Decision Date: 06.02.2008

Ref ID: Z/2006/1881/F

Proposal: Demolition of existing gate lodge and erection of ground and first floor offices, 9No. 1-bed sheltered units on three floors above, plus assorted recreational use on attic floor. (Amended Scheme.)

Address: Gatelodge, Flax Street, Belfast, BT14 7EA

Decision: Permission Granted

Decision Date: 20.06.2007