

Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 17 September 2019	
Application ID: LA04/2019/0218/F	
Proposal: Environmental and ecological improvements works comprising upgrades to existing entrances, provision of a new entrance, rearrangement of existing car parking, enhancements to existing paths including a proposed circular pathway and landscaping. Installation of a causeway bridge, modular classroom, fishing stands, floating habitat islands, fencing, lighting and additional street furniture.	Location: Springfield Dam and Park Springfield Road Belfast BT12 7DN
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council 9 Adelaide Street Belfast	Agent Name and Address: Richard Martin 2 Clarence Street West Belfast
Executive Summary: <p>The application seeks full permission for the environmental and ecological improvements works within Springfield Park and Dam comprising upgrades to existing entrances, provision of a new entrance, rearrangement of existing car parking, enhancements to existing paths including a proposed circular pathway and landscaping. Installation of a causeway bridge, modular classroom, fishing stands, floating habitat islands, fencing, lighting and additional street furniture.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - principle of use on the site - design and layout - impact on natural heritage - access, movement, parking and transportation, including road safety - impact on built heritage - flood risk - landscaping - other environmental matters <p>The site displays a dam, green spaces, pathways with large mature trees. The site is within a local landscape policy area (LLPA), Springfield Park and Dam, BT 134, and site of local nature conservation importance (SLNCI), Springfield Pond BT 084/26, as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned within the Belfast Urban Area Plan 2001 (BUAP).</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft</p>	

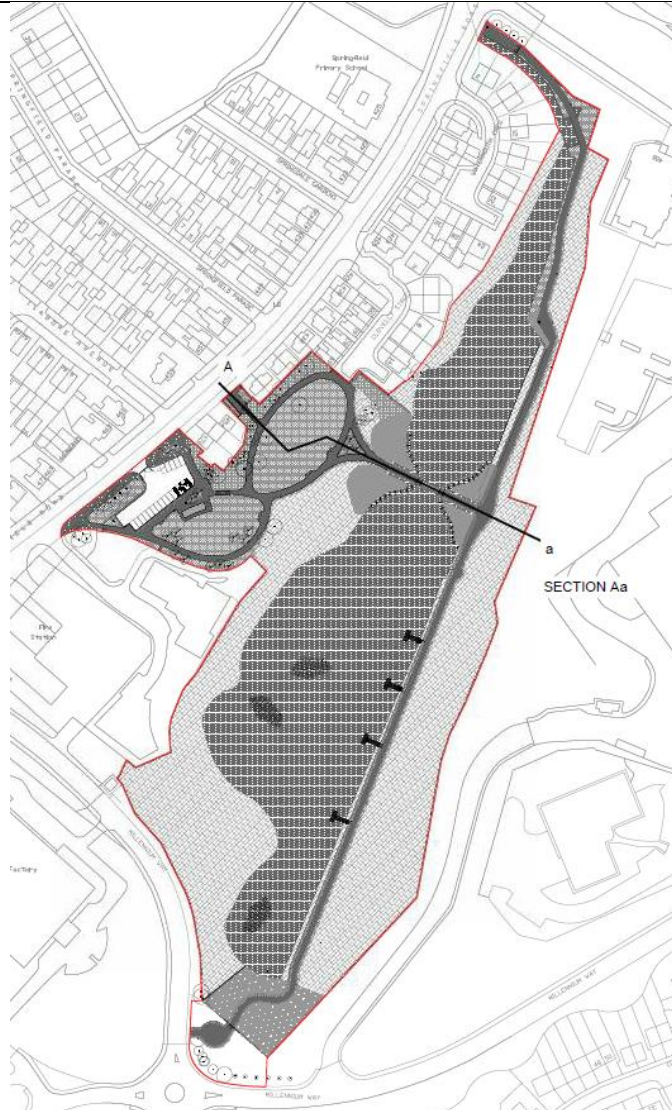
Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 6, Planning Policy Statement 8, and Planning Policy Statement 15. The proposed works represent an enhancement of the amenity value of the existing park and dam.

BCC Environmental Health, Northern Ireland Water Ltd, DFI HED Historic Monuments, BCC Parks and Recreation, BCC Landscape Team, DAERA Environment, Marine and Fisheries, DAERA Water Management Unit, DAERA Regulation Unit and DAERA Natural Environment Division have raised no issues of concern and the proposal is considered acceptable. At the time of writing responses from DFI Roads Service, and DFI Rivers Agency are outstanding.

Accordingly, it is recommended that the proposal is approved subject to the conditions set out in the report and it is requested that committee delegate authority to the Director of Planning and Building Control to resolve any outstanding Roads and Rivers matters and finalise the wording of conditions.

Case Officer Report

Site Location Plan



Representations:

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

Characteristics of the Site and Area

1.0 Description of Proposed Development

Environmental and ecological improvements works comprising upgrades to existing entrances, provision of a new entrance, rearrangement of existing car parking, enhancements to existing paths including a proposed circular pathway and landscaping. Installation of a causeway bridge, modular classroom, fishing stands, floating habitat islands, fencing, lighting and additional street furniture.

2.0 Description of Site

The application site encompasses two adjacent parcels of land, Springfield Dam and Springfield Park. Springfield Dam is a large dam, bounded by Springfield Road, Springdale Gardens, and buildings accessed off Millennium Way (Belfast MET, Caterpillar NI and Convergys). The dam was originally constructed as a mill pond to power Springfield Cotton Mill and latterly had been associated with Mackies Foundry. The adjoining Springfield Park is a small neighbourhood park. There is an area of parking which can be accessed off the Springfield Road. The site is within a local landscape policy area (LLPA), Springfield Park and Dam, BT 134, and site of local nature conservation importance (SLNCI), Springfield Pond BT 084/26, as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned within the Belfast Urban Area Plan 2001 (BUAP).

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is no relevant planning history on the site. Since this proposal falls under the category of Major Development however, Pre Application Community Consultation was carried out under the planning reference LA04/2018/1622/PAN. Feedback given was positive from the public with 81% of people responding to the questionnaire stating they were supportive of the proposal.

4.0 Policy Framework

- 4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)
- 4.2 Strategic Planning Policy Statement (SPPS)
- 4.3 Planning Policy Statement (PPS) 2: Natural Heritage
- 4.4 Planning Policy Statement (PPS) 3: Access, Movement and Parking
- 4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage
- 4.6 Planning Policy Statement (PPS) 8: Open Space, Sport and Recreation
- 4.7 Planning Policy Statement (PPS) 15: Planning and Flood Risk

5.0 Statutory Consultees Responses

- 5.1 DFI Roads Service – awaiting response
- 5.2 DAERA Environment, Marine & Fisheries Division – No objection
- 5.3 NI Water – No objection
- 5.4 DAERA Regulation Unit – No objection subject to conditions
- 5.5 DAERA Water Management – No objection
- 5.6 DFI Rivers Agency – awaiting response
- 5.7 HED Historic Monuments – No objection
- 5.8 DAERA Natural Environment Division - No objection subject to conditions

6.0 Non Statutory Consultees Responses

- 6.1 Belfast City Council (BCC) Environmental Health - No objection subject to conditions
- 6.2 Belfast City Council (BCC) Landscape Team - No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

- 8.1 Parking Standards

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP

had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is within a local landscape policy area (LLPA), Springfield Park and Dam, BT 134, and site of local nature conservation importance (SLNCI), Springfield Pond BT 084/26, as designated within (Draft) Belfast Metropolitan Area Plan (BMAP) 2015. The site is unzoned within the Belfast Urban Area Plan 2001 (BUAP). The proposed development is for environmental and ecological improvements works comprising upgrades to existing entrances, provision of a new entrance, rearrangement of existing car parking, enhancements to existing paths including a proposed circular pathway and landscaping. Installation of a causeway bridge, modular classroom, fishing stands, floating habitat islands, fencing, lighting and additional street furniture.

9.3 The key issues are:

- principle of use on the site
- design and layout
- impact on natural heritage
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- landscaping
- other environmental matters

9.4 Principle of use on the site

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. OS 1 of PPS 8 states there is a general presumption against the loss of open space to competing land uses. Annex A of same PPS defines 'open space' and a range of uses that are of public value and offer important opportunities for sport and outdoor recreation. The existing use of the site falls within A2 (vi) of Annex A as natural and semi natural urban green space, open water. The proposed development does not represent a change of use, but is an upgrade, fulfilling a need in the area, promoting health and well-being in the area. It is considered that the proposed upgrade will represent a more productive use of the site, subject to the consideration and resolution of planning and environmental matters.

9.5 Design and layout

The existing dam in the middle of the site will display a proposed pedestrian bridge connecting the Park and Dam, forming one large integrated open space. Central to this is the proposed floating islands and wildlife planting which will provide additional habitat for birds and wildlife, complementing the application site's SLNCI designation. There is a proposed circular pathway through the site and modular building for schools and community groups adjacent to the car park which is accessed off Springfield Road. The various zones of the open space are designed to work with the existing site levels and features, including existing pathways. Funding for this project has been secured from the Department of Communities and the Special EU Programmes Body (SEUPB) PEACE IV Programme.

The proposed modular building displays a pitched roof of 3.8m from ground level to the highest point, and measures 11.8m in length, by 4.2m in width. The proposed external materials, cedar cladding, and tile finish, are considered acceptable for the area. The proposed building is sited adjacent to the car park, and there are no issues of overshadowing or overlooking on any residential amenity.

9.6 Impact on natural heritage

A Preliminary Ecological Appraisal (PEA), Bat Activity Survey, and Wintering Birds Survey were submitted as part of the application. DAERA NED were consulted regarding any potential impact the proposal could cause on any natural heritage on or surrounding the site. They raised concerns that the bat activity survey did not meet their specifications and requested additional information. An invasive Species Management Plan, Breeding Bird Survey and updated PEA to include assessment of any potential impacts on the priority habitats within the site were also requested. The Agent submitted the requested additional information and NED responded indicating they were satisfied the additional information addressed their concerns, and had no objection to the proposal subject to the inclusion of conditions should approval be granted.

9.7 DAERA Environment, Marine and Fisheries Group were also consulted and responded on 25th February 2019 confirming they had no objections to the proposal.

9.8 Access, movement, parking and transportation, including road safety

The proposal displays the main access for pedestrians and disabled car users as well as, two other pedestrian accesses on the Springfield Road. There is a further vehicular access on the Springfield Road to the North. These accesses are currently existing. A vehicular and pedestrian access is also shown at Clovelly Street, and pedestrian access off Millennium Way. DFI Roads Service have requested further clarification regarding the submitted Transport Assessment Form and technical details to be noted on the plans. The Agent has submitted these, and at the time of writing DFI Roads have not yet responded. It is considered that the outstanding matters do not impact on the principle of the development and delegated authority is requested to resolve the DFI Roads issues.

9.9 Impact on Built Heritage

The application site is located within the vicinity of an archaeological site, a horizontal mill (ANT060:066). HED Historic Monuments were consulted and responded with no objections to the proposal.

9.10 Flood Risk

DfI Rivers Agency responded to consultation (dated 29th April 2019) confirming a Drainage Assessment was required as per FLD3 of PPS15. Since the proposed development works are located within the dam itself and not its inundation path, a Flood Risk Assessment is not required as per FL 5 of PPS15.

9.11 On receipt of additional information DfI Rivers Agency requested the applicant to ensure the internal drainage design is compliant with Sewers for Adoption NI requirements, and to ensure its compliance with the permitted discharge consent, as per the Schedule 6 approval. Additional information was submitted by the Agent and forwarded to Rivers Agency for consideration. At the time of writing their response is outstanding. Delegated authority is requested to resolve the drainage issue.

9.12 Landscaping

There a large number of mature trees throughout the site with the majority in the southern half of the site, hence a landscaping plan was submitted. There are 15 trees to be removed with more than 20 native tree species to be planted to compensate this. Proposed species include oak, silver birch and field maple. BCC landscape officers and BCC Parks and Recreation Team have no objections subject to standard conditions.

9.13 Other Environmental Matters

The site of the proposed development is located in close proximity to past and present land use types that have the potential to contaminate land and pose a risk to human health, namely a historic textile mill, a mechanical engineering site and fire station. Environmental Health of BCC reviewed a number of documents submitted relating to contaminated land. An Environmental

Site Assessment and subsequent accompanying information were submitted and comments were invited from both BCC Environmental Health and DEARA. BCC and DEARA both responded with no objections subject to.

10.0 Conclusion

10.1 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. The approved development will allow for more diverse recreational uses, the introduction of a modular classroom, pathways, improved connections, promoting health and well-being to the surrounding area and enhancing the amenity of the dam and park. Should members agree with the recommendation to approve, delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

Conditions

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. 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.

Reason: In the interests of visual amenity

3. All soft landscaping works shall be carried out in accordance with the approved details on approved drawing no 20, date stamped 14 December 2018. The works shall be carried out prior to the completion of the development scheme 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.

Reason: In the interests of the character and appearance of the area

4. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

5. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Area of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the Root Protection Area.

6. 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.

Should remediation work be required, prior to operation of the proposed development the applicant shall submit and have agreed in writing by the Planning Service, a Verification Report. This report must demonstrate that the remediation measures within the agreed documentation have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

7. Prior to the development commencing, a Construction Noise vibration and dust Management Plan should be submitted to and approved in writing by the Local Planning Authority. It should outline the methods to be employed to minimise any noise and vibration and dust impact of construction operations demonstrating 'best practicable means. The plan should pay due regard to BS 5228:2009 Code of practice for Noise and vibration on construction and open sites, and IAQM Guidance on the Assessment of dust from demolition and construction 2014. The construction works should be carried out in accordance with the plan.

Reason: In the interests of amenity.

8. The Landscape Plan and planting scheme detailed in Approved Drawing 22, dated stamped 14 December 2018 shall be implemented in full.

Reason. To protect and enhance existing biodiversity levels currently on site.

19. A finalised Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. No development activity, including ground preparation or vegetation clearance, shall commence until the CEMP has been approved in writing by the Planning Authority. The CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority. The CEMP shall include details of (but not limited to) the following:

- SUDs, Pollution Prevention and safety procedures;
- Mitigation measures to be incorporated to minimise disturbance to local flora & fauna;
- Methods to control and eradicate invasive species (as denoted by the Invasive Species Management Plan, date stamped 01/08/2019 by the Belfast City Council).

Reason: To protect / minimise the impact of the proposal on the biodiversity of the site, including Protected / priority species/habitats.

10. No vegetation clearance/removal of hedgerows, trees or shrubs shall take place between 1 March and 1 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/demolition and provided written confirmation that no nests are present/birds will be harmed and there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

11. 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.

12. After completing any remediation works under Condition 12; 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, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

ANNEX	
Date Valid	30th January 2019
Date First Advertised	15th February 2019
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>1 - 11 Millennium Way, Belfast, Antrim, BT12 7AL 10 - 69 Clovelly Street, Belfast, Antrim, BT12 7EZ 10 - 32 Watermouth Crescent, Belfast, Antrim, BT12 7FH 18 – 24 Springfield Meadows, Belfast, Antrim, BT13 3QS 1b, Springvale Business Park, 5 Millennium Way, Belfast, Antrim, BT12 7AL springfiled, 404 - 471 Springfield Road, Belfast, Antrim, BT12 7DU Fire Station, 470 Springfield Road, Belfast, Antrim, BT12 7DX Millenium Community Centre, Millenium Community Centre, 400 Springfield Road, Belfast, Antrim, BT12 7DU Springvale Business Park, 5 Millennium Way, Belfast, Antrim, BT12 7AL</p>	
Date of Last Neighbour Notification	7th August 2019
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>Ref ID: LA04/2018/1622/PAN Proposal: Upgraded recreation and open space. Springfield dam itself will be opened up and included within the park with new pedestrian paths and linkages providing safe access to and around the Dam. A new bridge will cross the water body that will form part of a standard and act as an all year round destination. The park design includes new street furniture, lighting, improved boundary treatments, re configured car park (increasing capacity to align with current parking standards) and an outdoor classroom that will support education and development for the wider community. Address: Springfield Park (including Springfield Dam), to the south east of, Springfield Road, Belfast, Decision: PANACC Decision Date:</p> <p>Ref ID: LA04/2019/0218/F Proposal: Environmental and ecological improvements works comprising upgrades to existing entrances, provision of a new entrance, rearrangement of existing car parking, enhancements to existing paths including a proposed circular pathway and landscaping.</p>	

Installation of a causeway bridge, modular classroom, fishing stands, floating habitat islands, fencing, lighting and additional street furniture.

Address: Springfield Dam and Park, Springfield Road, Belfast, BT12 7DN.,

Decision:

Decision Date:

Ref ID: Z/2001/0188/O

Proposal: Construction of road junction to service the future development of the upper and lower sites onto the Springfield Road

Address: Lands at Springvale, Springfield Road, Belfast

Decision:

Decision Date: 29.03.2001

Ref ID: Z/2001/1682/F

Proposal: Revised access onto Springfield Road and extension of car park

Address: Springvale Educational Village, Outreach Centre, Springfield Road, Belfast

Decision:

Decision Date: 16.08.2002

Ref ID: Z/1978/1086

Proposal: PUBLIC HOUSE

Address: 386 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/2009/0987/F

Proposal: Single-storey extension to front and side of dwelling.

Address: 2 Watermouth Crescent, Belfast, BT12 7FH

Decision:

Decision Date: 18.08.2009

Ref ID: Z/1975/0993

Proposal: RECONSTRUCTION OF PUBLIC HOUSE

Address: 386 SPRINGFIELD ROAD, BT12

Decision:

Decision Date:

Ref ID: Z/1979/0008

Proposal: CHANGE OF USE TO HOT FOOD CARRY OUT BUSINESS

Address: 17 YORK ROAD BELFAST

Decision:

Decision Date:

Ref ID: Z/2008/1247/F

Proposal: Construction of Further Education building with associated site works landscaping & car parking.

Address: Lands at 400 Springfield Road, Belfast, BT12 7DU

Decision:

Decision Date: 13.03.2009

Ref ID: Z/1997/2505

Proposal: Community building for adult education, training, community development and urban regeneration.

(Outline Application)

Address: LAND TO THE REAR OF 2-22 WATERMOUTH CRESCENT AND WEST OF MACKIES DAM WITH ACCESS ONTO SPRINGFIELD RO

Decision:

Decision Date:

Ref ID: Z/1998/2979

Proposal: Erection of community building for adult education training, community development and urban regeneration.

Address: LAND TO THE REAR OF 2-22 WATERMOUTH CRESCENT, SPRINGFIELD ROAD, BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2000/0210/CD

Proposal: Piping of Forth river from culvert at F G Wilsons to Springfield Road culvert, including demolition of old masonry bridge and backfilling [4-8m deep] with inert material.

Address: Land at Springvale, Springfield Road, Belfast

Decision:

Decision Date: 30.09.2000

Ref ID: Z/2001/0260/A

Proposal: Site sign board

Address: Land to the rear of 2-22 Watermouth Crescent and west of Mackies Dam with access onto Springvale Road, Belfast

Decision:

Decision Date: 17.03.2001

Ref ID: LA04/2018/0964/F

Proposal: 3no. side extensions _ road widening and retaining wall works within the site.

Address: Springvale Business Park, 11 Millennium Way, Belfast, BT12 7AL,

Decision: PG

Decision Date: 01.07.2019

Ref ID: Z/2014/0083/F

Proposal: Provision of 2no parking spaces
Address: Springvale Industrial Estate, Springfield Road, Belfast,
Decision: PG
Decision Date: 19.05.2014

Ref ID: Z/1985/1033
Proposal: PROPOSED HOUSING DEVELOPMENT
Address: 388 - 428 SPRINGFIELD ROAD, 56 - 70 CLOVELLY STREET, 1 - 11
CLOVELLY STREET
Decision:
Decision Date:

Ref ID: Z/1986/2191
Proposal: Erection of Housing (RDA77)
Address: CLOVELLY STREET/ SPRINGFIELD ROAD, BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/1993/2289
Proposal: Construction of roundabout, new access and improvements
to create future development sites
Address: LAND BETWEEN 490 SPRINGFIELD ROAD AND NORTH WEST SIDE OF
FORFAR STREET BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2008/0385/F
Proposal: Erection of an extension to existing industrial building to provide new locker
facilities, offices and loading bay.
Address: 11 Millennium Way, Springfield, Belfast BT12 7AL
Decision:
Decision Date: 15.10.2008

Ref ID: Z/2002/1332/F
Proposal: New junction and vehicular access to include extension of existing culvert
Address: Land Adjoining Ex Mackies Complex, Springfield Road, Belfast.
Decision:
Decision Date: 14.04.2003

Ref ID: Z/1983/1876
Proposal: ENVIRONMENTAL IMPROVEMENTS TO DERELICT LAND AND
PROVISION OF CAR PARK
Address: CLOVELLY STREET, SPRINGFIELD ROAD
Decision:
Decision Date:

Ref ID: LA04/2019/1869/PAN

Proposal: New 3m wide asphalt shared footpath & cycleway with landscaping strip (with tbd), linking the roundabout at the Innovation Factory, with Paisley Park, The Invest NI Business through to Woodvale Avenue, and through a Third Party Developers lands (Braidwater) to Woodvale Park & the West Circular Road. The network will be continuously branded ie through lighting, public art, use of colour/common materials in paving and consistent orientation and interpretation signage. Paths to have associated street lighting, beacon signage, waymaker signage & information boards, path markers, bench seating and rubbish bins.

Address: Walking and Cycle Paths, Section 2, Ballygomartin Road to, Springfield Road, Belfast.,

Decision: PANACC

Decision Date:

Ref ID: Z/1997/2897

Proposal: Provision of access road and associated services including infrastructural development, demolition and reconstruction of boundary walls and change of use from retail timber yard to part of Springvale Business Park.

Address: PORTION OF LAND AT J.P. CORRY LTD AT SPRINGVALE BUSINESS PARK, SPRINGFIELD ROAD, BELFAST BT12

Decision:

Decision Date: 02.03.1999

Ref ID: Z/1986/0081

Proposal: Construction of recreation centre including caretakers accomodation, nursery gardens, children's farm, workshops gymkhana area, BMX bike track and Go-Kart track.

Address: LAND ADJOINING BRITTONS LANE AND MICA DRIVE BELFAST

Decision:

Decision Date:

Ref ID: Z/2010/1419/F

Proposal: Installation of 6no. 10 metre high poles to carry closed circuit television

Address: Springvale Industrial Estate, Millennium Way, Springfield Road, Belfast, BT12 7AL,

Decision:

Decision Date: 22.12.2010

Ref ID: Z/1974/0717

Proposal: ERECTION OF FIRE STATION

Address: 472-614 SPRINGFIELD ROAD

Decision:

Decision Date:

Ref ID: Z/2001/2297/F

Proposal: Amended road layout to approved scheme

Address: Site between Springfield Park and Springfield Road Fire Station

Decision:

Decision Date: 13.10.2001

Ref ID: Z/2000/0844/F

Proposal: 52 bedroom international hostel with full support facilities.(Amended Scheme)

Address: Site between Springfield Park & Springfield Road Fire Station.

Decision:

Decision Date: 06.12.2000

Ref ID: Z/1999/2340

Proposal: 3 storey development comprising 52 bedroom international hostel with full support facilities

Address: SITE BETWEEN SPRINGFIELD PARK & SPRINGFIELD ROAD FIRE STATION, BELFAST BT12.

Decision:

Decision Date:

Ref ID: Z/2004/1779/F

Proposal: Construction of a roof exercise tower beside existing drill tower

Address: Springfield Fire Station, Springfield Road, Ballymagarry, Belfast, Northern Ireland, BT12 7DU

Decision:

Decision Date: 22.10.2004

Ref ID: Z/1994/2368

Proposal: Construction of primary school and nursery school

Address: FORMER ALBERT FOUNDRY SITE, FORFAR STREET, BELFAST. BT12

Decision:

Decision Date:

Ref ID: Z/1975/0995

Proposal: REINSTATEMENT OF WOODEN BUILDING

Address: 9 RITCHIE STREET

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department:

