

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 10 <sup>th</sup> December 2019	
<b>Application ID:</b> LA04/2019/0200/F	
<p><b>Proposal:</b> Public realm improvements comprising of existing footpaths with natural stone and kerbs; new/replacement tree planting, street lighting, and railings/walls; new street furniture; decorative hoarding panels; realignment of roadside kerbs; improvements to pedestrian crossings and on street parking; improvements to the junction at Peters Hill, Millfield, North Street, and Carrick Hill; and all associated site and access works.</p>	<p><b>Location:</b> Lands at the junction of North Street Carrick Hill and Peters Hill; 1-3 Carrick Hill; 20-152 Peters Hill; 61 Boundary Street; 6-18 Shankill Terrace; 4-160 Shankill Road; and from 32 Townsend Street to the junction with the Shankill Road Belfast.</p>
<b>Referral Route: Major Application</b>	
<b>Recommendation:</b>	<b>Approval</b>
<p><b>Applicant Name and Address:</b> Department Of Communities (DFC) Belfast Regeneration Directorate Lighthouse Building Gasworks Business park Ormeau Road Belfast BT7 2JA</p>	<p><b>Agent Name and Address:</b> RPS Elmwood House 74 Boucher Road Belfast BT12 6RZ</p>
<p><b>Executive Summary:</b></p> <p>The application seeks full permission for public realm improvements consisting of:</p> <ul style="list-style-type: none"> <li>- the re-surfacing of existing footways with natural stone and granite kerbs,</li> <li>- new and replacement tree planting, street light columns, rails/walls,</li> <li>- replacement of pedestrian railings and street furniture,</li> <li>- decorative hoarding panels around vacant land and derelict buildings,</li> <li>- Improvements to the junction at Peter's Hill, North Street and Carrick Hill</li> <li>- Improvements to pedestrian crossings and on-street</li> </ul> <p>The main issues considered in this application are:</p> <ul style="list-style-type: none"> <li>- Principle of development</li> <li>- The potential impact of the public realm improvements on residential amenity.</li> <li>- Impact on the setting of Listed Buildings</li> <li>- Impact on visual amenity</li> </ul> <p>The application site lies within the development limits for Belfast and complies with the Development Plan and relevant policy.</p> <p>DfI Roads were consulted on 14<sup>th</sup> February 2019 but have not provided a substantive consultation response to the application despite repeated requests. The most recent request for a response was</p>	

made on 14<sup>th</sup> November 2019 via the Planning Portal. DFI Roads were advised on 25<sup>th</sup> October 2019 and again on 28<sup>th</sup> November 2019 that it is the intention to refer present the application to Planning Committee in December and that it will be assumed that in the absence of any response, DFI Roads has no objection to the application. The application was received on 28<sup>th</sup> January 2019 and the 30 week decision target was 26<sup>th</sup> August 2019. It is unreasonable to delay the application any further and the application is being brought forward to the Planning Committee on this basis.

At the time of this report, no consultation has been provided from DFI Roads, however, the Applicant has advised that an officer from DFI Roads contacted them on 3<sup>rd</sup> December 2019 and is now working with them on any amendments required. Delegated authority is sought to resolve any outstanding issues.

Having regard to the Development Plan, and other material considerations, the proposed development is considered, on balance, acceptable.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission and to finalise the wording of conditions.

## Case Officer Report

### Site Location Plan/Elevations



### Characteristics of the Site and Area

#### 1.0 Description of Proposed Development

- 1.1 Public realm improvements comprising of existing footpaths with natural stone and kerbs; new/replacement tree planting, street lighting, and railings/walls; new street furniture; decorative hoarding panels; realignment of roadside kerbs; improvements to pedestrian crossings and on street parking; improvements to the junction at Peters Hill, Millfield, North Street, and Carrick Hill; and all associated site and access works.
- 1.2 The Applicant's planning statement describes the aim of the project to deliver an improved public realm which complements the surrounding neighbourhoods to improve linkages between North Belfast and the City Centre.
- 1.3 The Planning Statement goes on to summarise the key design principles which includes:
- A high quality palette of materials endorsed by DfI
  - Greater emphasis on pedestrian priority
  - Junction improvements
  - Creation of hub areas and attractive public spaces
  - Additional and replacement tree planting and landscaping
  - Erection of decorative hoarding panels around vacant sites to create active frontage
  - Disabled access to be maintained/improved
  - Improved street lighting

#### 2.0 Description of Site and Area

- 2.1 The Shankill Road is a main arterial route which is characterised by buildings ranging from 1 to 4 storeys and in multiple use. Along this stretch of the Shankill Road (approx. 2.56ha), there are vacant sites, a filling station, 2-storey housing, apartments, a health centre, a leisure centre, a church and retail and hot food amongst other uses.

### Planning Assessment of Policy and other Material Considerations

#### 3.0 Site History

- 3.1 There are many historical applications along this stretch of the Shankill Road pertaining to various uses and developments.
- 3.2 Of particular relevance are the following recent approvals:

3.3	<ul style="list-style-type: none"> <li>- <b>LA04/2015/0195/F</b> - Relocation of existing Shankill Surgery and construction of 1no medical surgery, 52no apartments and 4no ground floor commercial units with realignment of public road (to the front of 1-3 Boundary Walk, associated parking and loss of open space at Lands between Shankill Parade and North Boundary Street, Shankill Road, Belfast, BT13 – approved 21.03.2017</li> <li>- <b>LA04/2015/0686/F</b> - Renewal of Z/2008/1418/F- Erection of 2 blocks - 1 no. block consisting of 22 no. apartments. 1 no. block with office and community use at 56 - 76 Townsend Street and 110 - 122 Peters Hill, Belfast, BT13 3ET – approved 21.12.2018.</li> </ul> <p><b>LA04/2017/1901/PAN</b>  Proposal: Public realm improvements comprising: resurfacing of existing footways with natural stone; granite kerbs; new street tree planting; new or replacement street furniture and lighting; decorative hoarding panels; and formalisation of existing on street parking arrangements. Improvements to the existing traffic junction at Peters Hill, Millfield, Carrick Hill and North Street.  Address: Lands at the junction of North Street, Carrick Hill and Peters Hill; 1-3 Carrick Hill; 20-152 Peters Hill; 61 Boundary Street; 6-18 Shankill Terrace; 4-160 Shankill Road; 1-171 Shankill Road; and from 32 Townsend Street to the junction with the Shankill Road Belfast.  Decision: PAN is acceptable  Decision Date: 08.09.2017</p>
4.0	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015) Draft Belfast Metropolitan Plan 2004
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage
5.0	<b>Statutory Consultees</b> <b>DFI Roads</b> – response outstanding <b>NIEA Historic Buildings Unit</b> – no objection subject to conditions and informatives <b>NIEA Historic Monuments Unit</b> – no objection <b>NIW</b> – No objections.
6.0	<b>Non-Statutory Consultees</b> <b>Tree Officer BCC</b> – content that the landscaping proposals are appropriate subject to condition. <b>City Regeneration and Development BCC</b> – comments that the proposals are a missed opportunity to address issues identified in the Inner North West Masterplan and Belfast City Centre Regeneration and Investment Strategy 2015 (CCRIS)
7.0	<b>Representations</b>
7.1	None received.

<b>8.0</b>	<b><u>ASSESSMENT</u></b>
<b>8.1</b>	<b><u>Development Plan</u></b>
8.1.1	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.
8.1.2	Following the Court of Appeal decision on the Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it 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 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.
8.1.3	Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
<b>8.2</b>	<b><u>The principle of a public realm improvement scheme</u></b>
8..2.1	The site is located within the settlement limits of draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below.
8.2.2	The pedestrian route from Peter's Hill/Carrick Hill to the junction of the Shankill Road and Agnes Street contains a number of different environments relating to the particular uses along that route.
8.2.3	The principle of improving the public realm and pedestrian legibility complies with the Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS) which emphasises in Para 4.15 the importance of shared public realm. Para 6.302 states that "In determining planning applications, it is important that due regard is given to the design and layout of the proposed development and the facilities provided to cater for the particular needs of people with disabilities. Relevant considerations will normally include user friendly pedestrian routes <...>".
8.2.4	The proposal is considered to make a positive contribution to the character and appearance of the area and will enhance it. The street furniture and tree planting will improve the visual amenity and streetscape of the area.
8.2.5	The decorative hoarding panels proposed are considered to be appropriate in scale and design and will screen a number of vacant development sites and they will lessen the visual impact of the vacant sites at present and improve the appearance of the area.
<b>8.3</b>	<b><u>The impact of the proposal on nearby Listed Buildings</u></b>
8.3.1	Policy BH11 of Planning Policy Statement 6 (PPS6) relates to development affecting the setting of a listed building. There are a number of listed buildings in the immediate vicinity that would be affected by the proposal. These are:

	<ul style="list-style-type: none"> <li>- HB26 35 004 - B2 listed - Albert Hall (aka Shankill Mission Hall), 110-120 Shankill Road, Belfast</li> <li>- HB26 50 169A – B+ listed - Presbyterian Church, 32 Townsend Street, Belfast – incl. railings, gates and piers.</li> <li>- HB26 50 334 – B2 listed - 166-174 North Street</li> <li>- HB26 50 317 – B2 listed - 156-164 North Street</li> </ul>
8.3.2	<p><b>(a) The detailed design respects the listed building in terms of scale, height, massing and alignment;</b></p> <p>Following submission of the original proposals, HED provided feedback and requested that trees and street furniture be located away from the main facades of listed buildings in order to avoid obscuring architectural features. The amended plans have complied with this with the exception of the replacement of the existing street furniture in front of the Albert Hall building – HED acknowledge that as these are replacements, that they are content.</p>
8.3.3	<p><b>(b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and</b></p> <p>HED requested some amendments with regards to the stone materials and trims and are content with the amended plans. Also requested were lighting details which HED confirmed were acceptable.</p>
8.3.4	<p><b>(c) The nature of the use proposed respects the character of the setting of the building</b></p> <p>N/A</p>
<b>8.4</b>	<b><u>Trees and Landscaping</u></b>
8.4.1	The Tree Officer gave early feedback and the applicant amended the proposals accordingly. In the most recent response, the Tree Officer has advised that the proposal will result in a net increase in tree numbers which shall help with future opportunities for the promotion of natural heritage, environmental quality and visual amenity. The Tree Officer is content with the amended proposals subject to conditions.
<b>8.5</b>	<b><u>Archaeology</u></b>
8.5.1	HED Historic Monuments has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
<b>8.6</b>	<b><u>Traffic, Movement and Parking</u></b>
8.6.1	DFI Roads have not yet responded to the consultation or consultation reminders however the agent has advised that they are liaising and hope to resolve any outstanding matters.
<b>8.7</b>	<b><u>The impact on the amenity of adjacent land users</u></b>
8.7.1	It is considered that the proposal will improve the amenity of pedestrians and residents.
<b>8.8</b>	<b><u>Pre-Community Consultation</u></b>
8.8.1	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.

<p>8.8.2</p> <p>8.8.3</p> <p>8.8.4</p> <p><b>8.5</b></p> <p>8.5.1</p> <p><b>8.6</b></p> <p>8.6.1</p>	<p>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. LA04/2017/1901/PAN was submitted to the Council on 21<sup>st</sup> August 2017 and was deemed to be acceptable on 8<sup>th</sup> September 2017.</p> <p>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 includes details of public consultation and advertisement. 22 responses were received and the report cites 95% of these as being in support of the proposal. Respondents wished to see more public art and housing in the area and there were a number of matters that fall outside the scope of the proposal</p> <p>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.</p> <p><b><u>Developer Contributions</u></b></p> <p>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". As the proposals will deliver environmental improvements it is considered that there is no requirement for any additional developer contribution.</p> <p><b><u>Statutory Consultation</u></b></p> <p>The proposal was advertised on 15<sup>th</sup> February 2019 and neighbours/objectors notified on 14<sup>th</sup> February 2019.</p>
<p><b>10.0</b></p> <p>10.1</p>	<p><b>Summary of Recommendation:</b></p> <p>It is recommended that delegated authority is given to the Director of Planning and Building Control to grant conditional planning permission, to resolve any outstanding highway matters and finalise the wording of conditions.</p>
<p><b>11.0</b></p> <p>11.1</p> <p>11.2</p>	<p><b>Conditions</b></p> <p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>All soft landscaping works shall be carried out in accordance with the approved details on Drawing Nos 10A, 11A, 12A 13A, 14A, date stamped 18<sup>th</sup> September 2019. 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>

11.3	<p>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 Belfast City Council.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
11.4	<p>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.</p> <p>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.</p>
11.5	<p>A landscape management plan and a schedule of landscape maintenance for a minimum period of 20 years shall be submitted to and approved in writing by Belfast City Council prior to the construction of the scheme hereby approved. The schedule shall include details of the arrangements for its implementation.</p> <p>Reason: To ensure the provision establishment and maintenance of a high standard of landscape.</p>
11.6	<p>If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees / hedging.</p>
11.7	<p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA.</p>
12.0	<p><b>Representations from Elected Representatives</b> (if relevant) None</p>
13.0	<p><b>Referral to DfI</b> (if relevant) N/A</p>



<b>ANNEX</b>	
<b>Date Valid</b>	28th January 2019
<b>Date First Advertised</b>	15 <sup>th</sup> February 2019
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification</b> (all addresses)	
<p>The Owner/Occupier:</p> <p>1 California Close,Belfast,Antrim,BT13 1EP  1 Carrick Hill,Belfast,Antrim,BT1 2JR  1 Dover Place,Belfast,Antrim,BT13 2JG  1 Lime Court,Belfast,Antrim,BT13 1BA  1 Shankill Terrace,Belfast,Antrim,BT13 1EN  1,4-20 Riddell Primary,Malvern Street,Belfast,Antrim,BT13 2GA  10 Lime Court,Belfast,Antrim,BT13 1BA  10 Shankill Terrace,Belfast,Antrim,BT13 1EN  11 California Close,Belfast,Antrim,BT13 1EP  11 Lime Court,Belfast,Antrim,BT13 1BA  11 Northumberland Street,Belfast,Antrim,BT13 2JB  11 Shankill Terrace,Belfast,Antrim,BT13 1EN  110-120 ,Shankill Road,Belfast,Antrim,BT13 2BD  114 Shankill Road,Belfast,Antrim,BT13 2BD  114-118 ,Peters Hill,Belfast,Antrim,BT13 2AA  116 Shankill Road,Belfast,Antrim,BT13 2BD  117 Shankill Road,Belfast,Antrim,BT13 1FD  118 Shankill Road,Belfast,Antrim,BT13 2BD  118 Shankill Road,Belfast,Antrim,BT13 2BD  119 Shankill Road,Belfast,Antrim,BT13 1FD  119-121 ,Shankill Road,Belfast,Antrim,BT13 1FD  12 Lime Court,Belfast,Antrim,BT13 1BA  12 Shankill Terrace,Belfast,Antrim,BT13 1EN  121 Shankill Road,Belfast,Antrim,BT13 1FD  122 Peters Hill,Belfast,Antrim,BT13 2AA  122 Shankill Road,Belfast,Antrim,BT13 2BD  123 Shankill Road,Belfast,Antrim,BT13 1FD  124 Shankill Road,Belfast,Antrim,BT13 2BD  124-128 ,Peters Hill,Belfast,Antrim,BT13 2AA  125 Shankill Road,Belfast,Antrim,BT13 1FD  126 Shankill Road,Belfast,Antrim,BT13 2BD  127 Shankill Road,Belfast,Antrim,BT13 1FD  128 Shankill Road,Belfast,Antrim,BT13 2BD  128 Shankill Road,Belfast,Antrim,BT13 2BD  129 Shankill Road,Belfast,Antrim,BT13 1FD  13 California Close,Belfast,Antrim,BT13 1EP  13 Northumberland Street,Belfast,Antrim,BT13 2JB  13 Shankill Terrace,Belfast,Antrim,BT13 1EN  130 Shankill Road,Belfast,Antrim,BT13 2BD  131 Shankill Road,Belfast,Antrim,BT13 1FD</p>	

132 Shankill Road,Belfast,Antrim,BT13 2BD  
133 Shankill Road,Belfast,Antrim,BT13 1FD  
134 Shankill Road,Belfast,Antrim,BT13 2BD  
134a ,Shankill Road,Belfast,Antrim,BT13 2BD  
135 Shankill Road,Belfast,Antrim,BT13 1FD  
136-138 Doctor'S Surgery,Shankill Road,Belfast,Antrim,BT13 2BD  
137 Shankill Road,Belfast,Antrim,BT13 1FD  
139 Shankill Road,Belfast,Antrim,BT13 1FD  
14 Shankill Terrace,Belfast,Antrim,BT13 1EN  
140 Peters Hill,Belfast,Antrim,BT13 2AD  
141 Shankill Road,Belfast,Antrim,BT13 1FD  
141 Shankill Road,Belfast,Antrim,BT13 2BD  
142 Shankill Road,Belfast,Antrim,BT13 2BD  
142-148 ,Peters Hill,Belfast,Antrim,BT13 2AD  
143 Shankill Road,Belfast,Antrim,BT13 2BD  
144 Shankill Road,Belfast,Antrim,BT13 2BD  
145 Shankill Road,Belfast,Antrim,BT13 1FD  
145 Shankill Road,Belfast,Antrim,BT13 2BD  
147-149 ,Shankill Road,Belfast,Antrim,BT13 1FD  
15 Shankill Terrace,Belfast,Antrim,BT13 1EN  
150 Peters Hill,Belfast,Antrim,BT13 2AD  
151-157 ,Shankill Road,Belfast,Antrim,BT13 1FD  
151-157 Shankill Centre,Shankill Road,Belfast,Antrim,BT13 1FD  
152 Peters Hill,Belfast,Antrim,BT13 2AD  
154 Shankill Road,Belfast,Antrim,BT13 2BE  
156 Shankill Road,Belfast,Antrim,BT13 2BE  
157-161 ,North Street,Belfast,Antrim,BT1 1NE  
158 Shankill Road,Belfast,Antrim,BT13 2BE  
The Owner/Occupier,  
159-161 ,Shankill Road,Belfast,Antrim,BT13 1FD  
159-161 ,Shankill Road,Belfast,Antrim,BT13 1FD  
16 Shankill Terrace,Belfast,Antrim,BT13 1EN  
160 Shankill Road,Belfast,Antrim,BT13 2BE  
163 Shankill Road,Belfast,Antrim,BT13 1FP  
165 Shankill Road,Belfast,Antrim,BT13 1FP  
167-169 ,Shankill Road,Belfast,Antrim,BT13 1FP  
17 Greenland Street,Belfast,Antrim,BT13 2EN  
17 Shankill Terrace,Belfast,Antrim,BT13 1EN  
171 Shankill Road,Belfast,Antrim,BT13 1FP  
176 North Street,Laws Court,Belfast,Antrim,BT1 1QS  
18 Shankill Terrace,Belfast,Antrim,BT13 1EN  
18-50 ,Shankill Road,Belfast,Antrim,BT13 2BD  
19 Gardiner Place,Belfast,Antrim,BT13 2GS  
19 Greenland Street,Belfast,Antrim,BT13 2EN  
1a ,Dover Street,Belfast,Antrim,BT13 2EB  
1b ,Dover Street,Belfast,Antrim,BT13 2EB  
1c ,Dover Street,Belfast,Antrim,BT13 2EB  
2 Lime Court,Belfast,Antrim,BT13 1BA  
2 Shankill Terrace,Belfast,Antrim,BT13 1EN  
2,4-20 Riddell Primary,Malvern Street,Belfast,Antrim,BT13 2GA  
2-16 ,Shankill Road,Belfast,Antrim,BT13 2BA

21 Gardiner Place,Belfast,Antrim,BT13 2GS  
22-24 ,Peters Hill,Belfast,Antrim,BT13 2AA  
26-28 ,Peters Hill,Belfast,Antrim,BT13 2AA  
27 Gardiner Street,Belfast,Antrim,BT13 2GT  
28 Lime Court,Belfast,Antrim,BT13 1BA  
3 California Close,Belfast,Antrim,BT13 1EP  
3 Carrick Hill,Belfast,Antrim,BT1 2JH  
3 Dover Place,Belfast,Antrim,BT13 2JG  
3 Lime Court,Belfast,Antrim,BT13 1BA  
3 Shankill Terrace,Belfast,Antrim,BT13 1EN  
3-9 ,Gardiner Place,Belfast,Antrim,  
30-32 ,Peters Hill,Belfast,Antrim,BT13 2AA  
32 Stanhope Street,Belfast,Antrim,BT13 1BB  
34 Peters Hill,Belfast,Antrim,BT13 2AA  
34 Stanhope Street,Belfast,Antrim,BT13 1BB  
4 Lime Court,Belfast,Antrim,BT13 1BA  
4 Shankill Road,Belfast,Antrim,BT13 2BA  
4 Shankill Terrace,Belfast,Antrim,BT13 1EN  
40-50 ,Townsend Street,Belfast,Antrim,BT13 2ET  
40-52 ,Townsend Street,Belfast,Antrim,BT13 2ET  
40a ,Shankill Road,Belfast,Antrim,BT13 2BB  
5 California Close,Belfast,Antrim,BT13 1EP  
5 Carrick Hill,Belfast,Antrim,BT1 2JH  
5 Dover Place,Belfast,Antrim,BT13 2JG  
5 Lime Court,Belfast,Antrim,BT13 1BA  
5 Shankill Terrace,Belfast,Antrim,BT13 1EN  
50 Peters Hill,Belfast,Antrim,BT13 2AB  
52 Shankill Road,Belfast,Antrim,BT13 2BB  
54 Peters Hill,Belfast,Antrim,BT13 2AB  
56 Peters Hill,Belfast,Antrim,BT13 2AB  
56-76 ,Townsend Street,Belfast,Antrim,BT13 2ET  
58 Gardiner Street,Belfast,Antrim,BT13 2GT  
58 Peters Hill,Belfast,Antrim,BT13 2AB  
59 Boundary Street,Belfast,Antrim,BT13 2EJ  
59 Boundary Street,Belfast,Antrim,BT13 2EJ  
6 Lime Court,Belfast,Antrim,BT13 1BA  
6 Shankill Terrace,Belfast,Antrim,BT13 1EN  
60 Peters Hill,Belfast,Antrim,BT13 2AB  
60 Shankill Road,Belfast,Antrim,BT13 2BB  
62 Peters Hill,Belfast,Antrim,BT13 2AB  
62a ,Peters Hill,Belfast,Antrim,BT13 2AB  
64 Peters Hill,Belfast,Antrim,BT13 2AB  
66 Peters Hill,Belfast,Antrim,BT13 2AB  
68 Peters Hill,Belfast,Antrim,BT13 2AB  
6a ,Dundee Street,Belfast,Antrim,BT13 2JD  
7 Brown Square,Belfast,Antrim,BT13 2BW  
7 California Close,Belfast,Antrim,BT13 1EP  
7 Dover Place,Belfast,Antrim,BT13 2JG  
7 Lime Court,Belfast,Antrim,BT13 1BA  
7 Shankill Terrace,Belfast,Antrim,BT13 1EN  
70 Peters Hill,Belfast,Antrim,BT13 2AB

71 Shankill Road,Belfast,Antrim,BT13 1FD  
71 Shankill Road,Belfast,Antrim,BT13 1FD  
72 Peters Hill,Belfast,Antrim,BT13 2AB  
74 Peters Hill,Belfast,Antrim,BT13 2AB  
75 Shankill Parade,Belfast,Antrim,  
75 Shankill Road,Belfast,Antrim,BT13 1FD  
76-78 ,Peters Hill,Belfast,Antrim,BT13 2AB  
77 Shankill Road,Belfast,Antrim,BT13 1FD  
77-87 ,Shankill Road,Belfast,Antrim,BT13 1FD  
78a ,Peters Hill,Belfast,Antrim,BT13 2AB  
8 Lime Court,Belfast,Antrim,BT13 1BA  
8 Shankill Terrace,Belfast,Antrim,BT13 1EN  
80 Peters Hill,Belfast,Antrim,BT13 2AB  
83 Shankill Road,Belfast,Antrim,BT13 1FD  
86a ,Shankill Road,Belfast,Antrim,BT13 1FD  
89 Shankill Road,Belfast,Antrim,BT13 1FD  
8a ,Dundee Street,Belfast,Antrim,BT13 2JD  
9 California Close,Belfast,Antrim,BT13 1EP  
9 Lime Court,Belfast,Antrim,BT13 1BA  
9 Northumberland Street,Belfast,Antrim,BT13 2JB  
9 Shankill Terrace,Belfast,Antrim,BT13 1EN  
91 Shankill Road,Belfast,Antrim,BT13 1FD  
91a ,Shankill Road,Belfast,Antrim,BT13 1FD  
91b ,Shankill Road,Belfast,Antrim,BT13 1FD  
91c ,Shankill Road,Belfast,Antrim,BT13 1FD  
91d ,Shankill Road,Belfast,Antrim,BT13 1FD  
91e ,Shankill Road,Belfast,Antrim,BT13 1FD  
91f ,Shankill Road,Belfast,Antrim,BT13 1FD  
91g ,Shankill Road,Belfast,Antrim,BT13 1FD  
91h ,Shankill Road,Belfast,Antrim,BT13 1FD  
91j ,Shankill Road,Belfast,Antrim,BT13 1FD  
91k ,Shankill Road,Belfast,Antrim,BT13 1FD  
91l ,Shankill Road,Belfast,Antrim,BT13 1FD  
93-107 ,Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 1,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 1,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 1,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 1,58 Peters Hill,Belfast,Antrim,BT13 2AT  
Apartment 1,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 1,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 1,Gardiniers Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 1,Lesley Central,111 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 10,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 10,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 10,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 10,6 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 10,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 10,Gardiniers Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 11,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 11,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 11,28 Lime Court,Belfast,Antrim,BT13 1BA

Apartment 11,6 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 11,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 11,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 12,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 12,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 12,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 12,6 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 12,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 12,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 13,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 13,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 13,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 14,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 14,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 14,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 15,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 15,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 15,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 16,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 16,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 17,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 17,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 18,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 18,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 19,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 2,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 2,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 2,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 2,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 2,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 2,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 2,Lesley Central,111 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 20,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 21,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 22,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 23,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 24,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 25,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 26,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 27,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 28,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 29,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 3,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 3,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 3,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 3,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 3,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 3,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 30,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 31,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 32,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW

Apartment 33,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 34,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 35,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 36,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 37,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 38,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 39,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 4,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 4,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 4,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 4,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 4,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 4,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 40,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 41,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 42,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 43,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 44,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 45,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 46,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 47,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 48,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 49,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 5,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 5,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 5,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 5,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 5,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 5,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 50,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 6,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 6,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 6,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 6,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 6,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 6,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 7,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 7,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 7,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 7,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 7,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 7,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 8,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 8,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 8,28 Lime Court,Belfast,Antrim,BT13 1BA  
Apartment 8,65 Shankill Road,Belfast,Antrim,BT13 1GH  
Apartment 8,8 Dundee Street,Belfast,Antrim,BT13 2JD  
Apartment 8,Gardiners Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
Apartment 9,10 Kendal Street,Belfast,Antrim,BT13 2JR  
Apartment 9,109 Shankill Road,Belfast,Antrim,BT13 1FD  
Apartment 9,28 Lime Court,Belfast,Antrim,BT13 1BA

Apartment 9,6 Dundee Street,Belfast,Antrim,BT13 2JD  
 Apartment 9,65 Shankill Road,Belfast,Antrim,BT13 1GH  
 Apartment 9,Gardiniers Square,9 Brown Square,Belfast,Antrim,BT13 2BW  
 Bp Filling Station,Shankill Road,Belfast,Antrim,BT13 2BD  
 Community Centre,Peters Hill,Belfast,Antrim,BT13 2AA  
 Cornerstones Medical Centre,69 Shankill Road,Belfast,Antrim,BT13 1FD  
 Elim Church Hall,Townsend Street,Belfast,Antrim,BT13 2ET  
 Gp Practice 1,Cornerstones Medical Centre,69 Shankill Road,Belfast,Antrim,BT13 1FD  
 Gp Practice 2,Cornerstones Medical Centre,69 Shankill Road,Belfast,Antrim,BT13 1FD  
 Gp Practice 3,Cornerstones Medical Centre,69 Shankill Road,Belfast,Antrim,BT13 1FD  
 Greenland Street,Belfast,Antrim,BT13 2EN  
 Lesley Central,111 Shankill Road,Belfast,Antrim,BT13 1FD  
 Office,28 Lime Court,Belfast,Antrim,BT13 1BA  
 Office,60 Shankill Road,Belfast,Antrim,BT13 2BB  
 Retail Unit 1,67 Shankill Road,Belfast,Antrim,BT13 1GH  
 Retail Unit 2,63 Shankill Road,Belfast,Antrim,BT13 1GH  
 Riddel Education Centre,Malvern Street,Belfast,Antrim,BT13 1JD  
 Shankill Leisure Centre,100 Shankill Road,Belfast,Antrim,BT13 2BD

<b>Date of Last Neighbour Notification</b>	14th February 2019
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<b>Date of EIA Determination</b>	19 <sup>th</sup> February 2019
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<b>ES Requested</b>	No
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### Planning History

**Ref ID: LA04/2015/1462/A**

Proposal: New and replacement shop signs as part of the "Renewing the Routes" scheme

Address: 60, 117, 119-121, 124, 133, 135, 137 and 142 Shankill Road and ,22-24, 26-28 and 150-152 Peters Hill , Belfast,

Decision: Consent Granted

Decision Date: 18.02.2016

**Ref ID: LA04/2017/1901/PAN**

Proposal: Public realm improvements comprising: resurfacing of existing footways with natural stone; granite kerbs; new street tree planting; new or replacement street furniture and lighting; decorative hoarding panels; and formalisation of existing on street parking arrangements. Improvements to the existing traffic junction at Peters Hill, Millfield, Carrick Hill and North Street.

Address: Lands at the junction of North Street, Carrick Hill and Peters Hill; 1-3 Carrick Hill; 20-152 Peters Hill; 61 Boundary Street; 6-18 Shankill Terrace; 4-160 Shankill Road; 1-171 Shankill Road; and from 32 Townsend Street to the junction with the Shankill Road Belfast.

Decision: PAN is acceptable

Decision Date: 08.09.2017