

Development Management Report Committee Application

Summary	
Committee Meeting Date: 16 March 2021	
Application ID: LA04/2020/2231/F	
Proposal: Section 54 application to vary conditions attached to LA04/2015/0266/F as follows: Condition 5 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 10 relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority	Location: 18b Newforge Lane Belfast BT9 5NW
Referral Route: Committee - Variation to a Major Application	
Recommendation:	APPROVAL
Applicant Name and Address: Newforge Country Club 18b Newforge Lane Belfast BT9 5NW	Agent Name and Address: Matrix Planning Consultancy Saba Park 14 Balloo Avenue Bangor BT19 7QT
Executive Summary: <p>The proposal seeks to vary 2 conditions under Section 54 of the Planning Act to a previous approval for an indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping. This permission, under reference LA04/2015/0266/F, was approved on 16th September 2016 and expires in September 2021 (report appended).</p> <p>The proposed site is located at an existing playing fields complex off Newforge Lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hard surfacing/parking, and a two storey clubhouse building. The site is broadly level in terms of topography, however the land falls slightly towards the site boundaries and gradually the access towards Newforge Lane. The site boundaries consisting of a mix of fencing types generally 2m in height.</p> <p>There are government buildings/uses to the west of the site, with Lagan Valley Park to the east. There is a mixture of housing types within the wider locality including Newforge Lane.</p> <p>Condition 5 relates to landscaping details, whilst condition 10 relates to provision of details for disposal of storm water and foul sewage. Both conditions as approved require these details to be</p>	

agreed prior to commencement of development. The proposal seeks variation of the conditions to allow provision of these details prior to occupation or operation of the development. This would allow the applicant to undertake a range of construction works before these details would have to be agreed.

The consultees have confirmed that the proposal is acceptable subject to conditions and /or informatives. Rivers have also confirmed that the proposal will not result in or be subject to Flood Risk. NIW and BCC Landscape section also have no objections to the application.

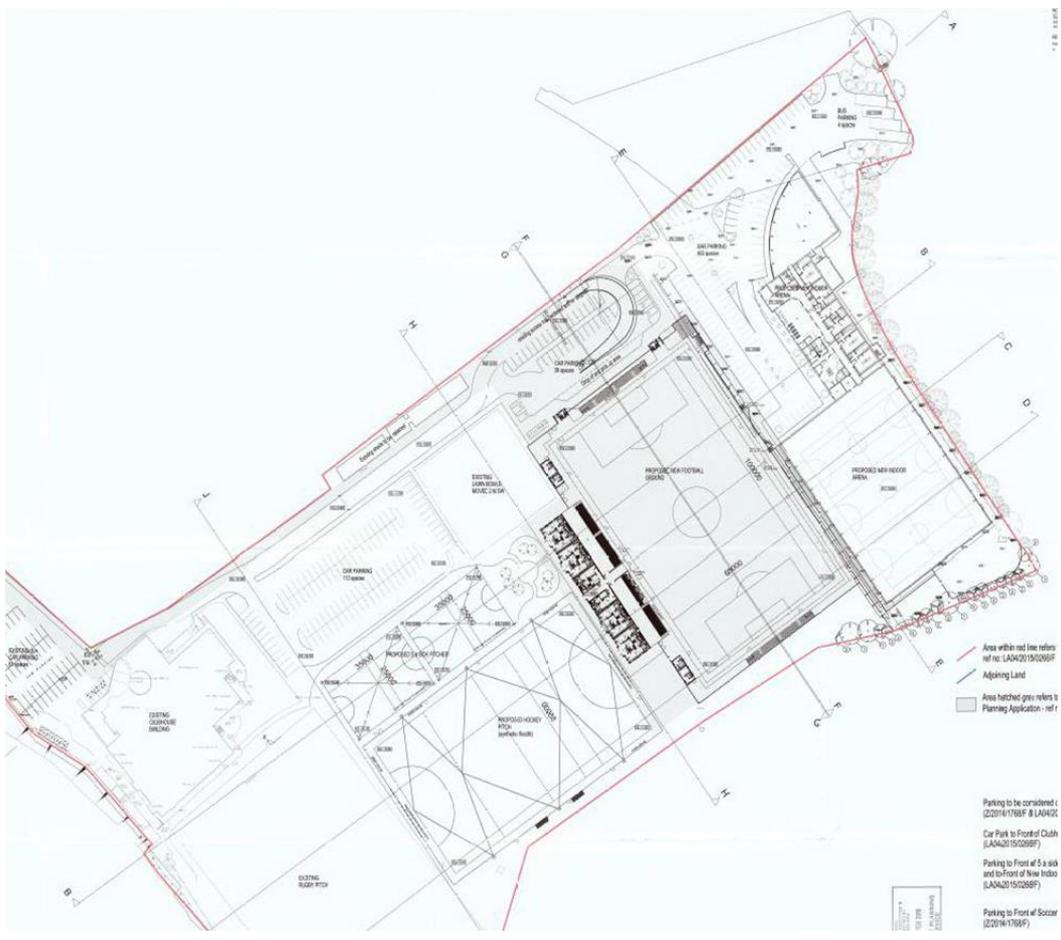
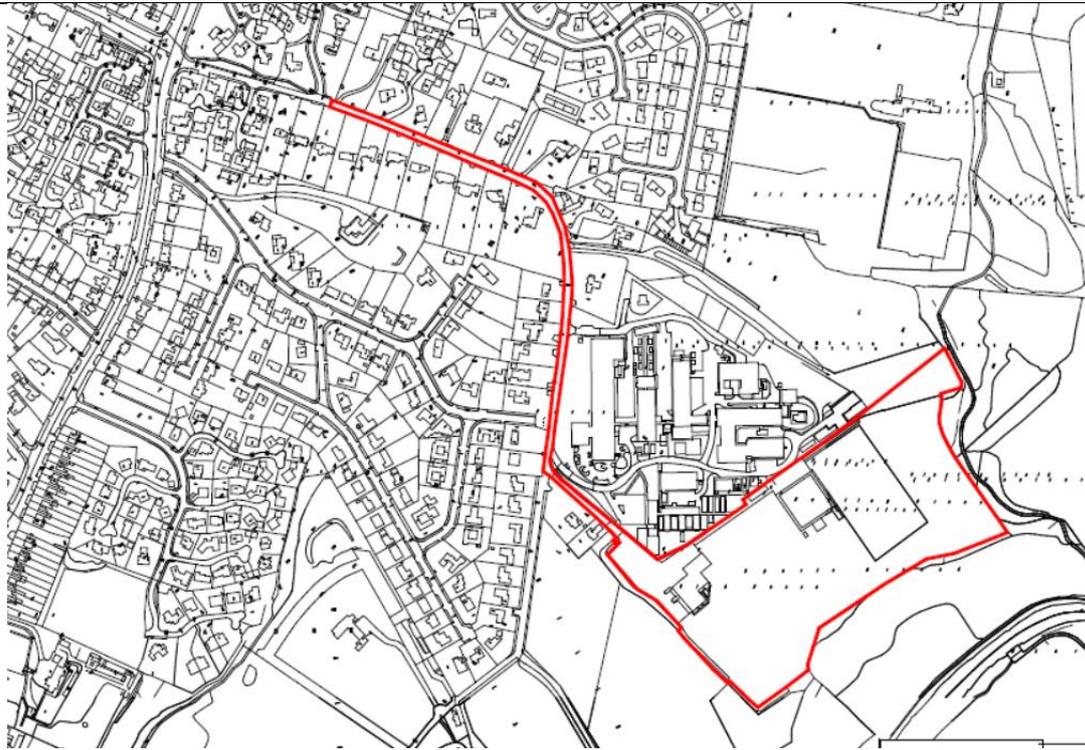
No representations have been received from the public or other parties.

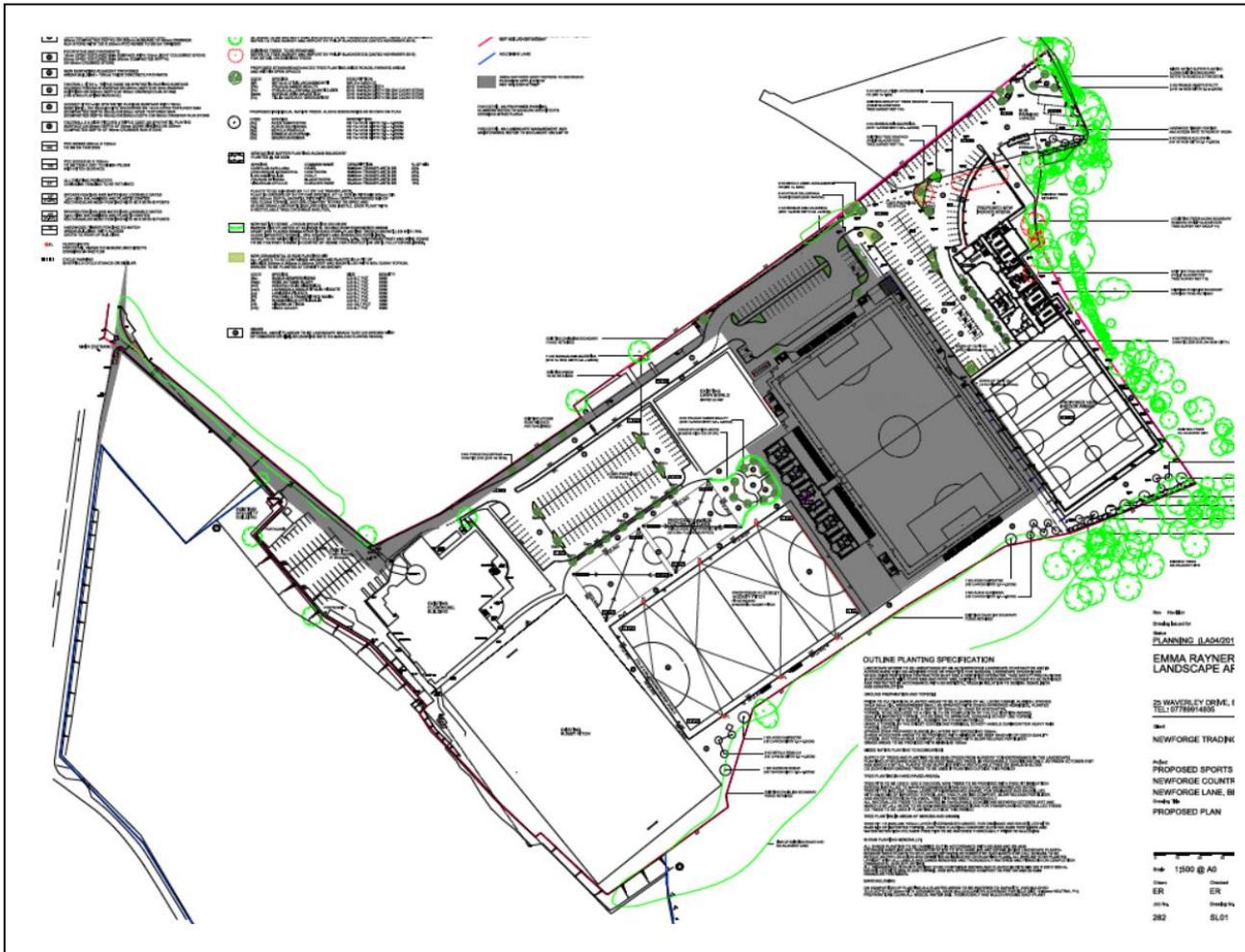
Following assessment the proposal is considered compliant with the development plan and other relevant policies also taking account of the history of the site. All other conditions remain unaltered as set out in the original decision notice.

Approval is recommended subject to conditions set out below.

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Statutory	NI Water - Strategic Applications	No objections
Statutory	Rivers Agency	No objections

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
Neighbour Notification Checked	Yes

Planning Assessment of Policy and Other Material Considerations	
Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Section 54 application to vary conditions attached to LA04/2015/0266/F as follows: Condition 5 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 10 relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority.
2.0	Description of Site
2.1	The proposed site is located at an existing playing fields complex off Newforge lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hard surfacing/parking, and a two storey clubhouse building. The site is broadly level in terms of topography, however the land falls slightly towards the site boundaries and gradually the access towards Newforge lane. The site boundaries consisting of a mix of fencing types generally 2m in height.
2.2	There are government buildings/uses to the west of the site, with Lagan Valley Park to the east. There is a mixture of housing types within the wider locality including Newforge Lane.
3.0	Planning History
3.1	Z/2009/0305/F - Site redevelopment to create indoor training facility, bowling pavilion/changing accommodation & new floodlit synthetic hockey pitch. Approved 08.12.2009
3.2	LA04/2015/0266/F Proposal: Indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping. Approved 27.09.2016
3.3	Z/2014/1768/F Proposal: New clubhouse & tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks & associated ground works Decision: Granted Decision Date: 27.09.2016
3.4	LA04/2020/2230/F Proposal: Section 54 application to vary conditions attached to Z/2014/1768/F as follows: Condition 2 relating to provision of samples of external finishes from prior to commencement of development to prior to construction of any buildings. Condition 8 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 14 and relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or

	operational and verified by the Local Planning Authority. Removal of condition 12 relating to requirement for provision of protective fencing around retained trees for the duration of the development. Decision TBA.
4.0	Policy Framework
	Belfast Urban Area Plan 2001; Draft Belfast Metropolitan Area Plan (BMAP); Belfast Metropolitan Area Plan (BMAP) (legal challenge); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 2: Natural Heritage (PPS2); Planning Policy Statement 3 : Roads Considerations (PPS3); Planning Policy 8: Recreation and Open Space (PPS8); Planning Policy Statement 15: Planning and Flood Risk (PPS15)
5.0	Statutory Consultee Responses
	NI Water – No objection Rivers Agency – No objection
6.0	Non Statutory Responses
	BCC Landscape Section – no objection
7.0	Representations
7.1	None received
8.0	Other Material Considerations
	Regional Development Strategy (RDS)
9.0	Assessment
9.1	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.2	Paragraphs 4.11 and 4.12 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's 2, 3 and 8.
9.3	The Planning Act 2011 at section 45 states that the Council must have regard to the development plan. The site is located inside the boundary designated for the city in BMAP and is identified as falling within Lagan Valley Regional Park under designation.
9.4	Other than the designations discussed above, BMAP does not include any detailed policies relevant to the proposals.
9.5	In the intervening period since the previous permission was granted, BMAP has been subject to legal challenge and reverted to draft status, with BUAP becoming the extant plan for the site and wider Council Area. Policy considerations / issues however are of a similar nature to those under BMAP. In any event the site is now subject to an extant permission which is a significant material consideration.
9.6	In this regard the main considerations are therefore set out on PPS8 as discussed in the assessment of the extant permission. The site is already in use as a football ground and

	<p>sports pitches. As the proposal comprises retention of the sports uses it is not considered that the proposal would result in the loss of open space and thus accords with OS1.</p>
9.7	<p>The proposal seeks variation and removal of several conditions to the extant permission reference LA04/2015/0266/F approved 27.09.2016. This permission was subject to a 5 year time limit and therefore expires in 2021. The permission included 14 conditions, and the application seeks the variation of conditions 5 and 10.</p>
9.8	<p>Condition 5 relates to provision of full landscaping details and reads as follows:</p> <p><i>No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Planning Authority.</i></p> <p><i>The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.</i></p> <p><i>The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.</i></p> <p><i>A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators overtime, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by Belfast City Council Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of Belfast City Council Local Planning Authority.</i></p> <p><i>Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.</i></p>
9.9	<p>The agent has suggested the variation of the condition to the following:</p> <p>The development shall not become operational until full details of the hard and soft landscaping works have been submitted to and approved by the Local Planning Authority.</p>
9.10	<p>A landscaping plan and maintenance schedule and plan have also been submitted as part of the application. BCC landscape section have been consulted on these details and have no objections. The variation of the condition as suggested by the agent would have the effect that the requirements of the original condition, i.e. the landscaping and maintenance details would therefore require approval by the Council prior to the development becoming operational rather than prior to commencement of development. However as details have been provided and are deemed acceptable by BCC landscaping section, it is considered that the proposed revision is acceptable.</p>
9.11	<p>Condition 10 states the following:</p> <p><i>No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water</i></p>

	<p><i>and Rivers Agency and verified by the Local Planning Authority. No part of the development hereby permitted shall be occupied or become operational until the approved arrangements are in place.</i></p> <p><i>Reason: To ensure the provision of the necessary infrastructure to service the development.</i></p>
9.12	<p>The applicant is seeking variation of condition 10 to the following:</p> <p>The development hereby permitted shall not become occupied or operational until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and Rivers Agency and verified by the Local Planning Authority that the approved arrangements are in place.</p> <p>Reason: To ensure the provision of the necessary infrastructure to service the development.</p>
9.13	<p>The suggested variation would have the effect that the details listed would not be required until prior to occupation or operation of the development rather than prior to commencement and would therefore permit the applicant to undertake a range of site works including construction of the various approved structures.</p>
9.14	<p>The aim of the condition is to ensure that adequate drainage and sewage arrangements are provided for the development. This aim would still be satisfied albeit evidence of its installation provided at a later stage of the construction of the development. Accordingly the revised condition is considered acceptable. NIW and Rivers Agency also have no objections to the application.</p> <p>Development works completed to date</p>
9.15	<p>The applicant has undertaken a range of works associated with the development on site. This includes installation of the parking arrangements, and installation of the hockey and five a side pitches and erection of floodlighting boundary fencing. However some of these aspects are not in accordance with the approved layout. The unauthorised works would require a separate planning application. These works potentially may impact on the ability of the applicant to deliver certain elements of a permission on the adjacent football pitch (Z/2014/1768/F). These matters may therefore require a revised approach and layout, however they would require a separate / further application in order to deliver revised facilities. This matter does not preclude the consideration of the current application and is a matter for the applicant to secure these details through submission and consideration of a further application. . If members are minded to approve this Section 54 application it would include an informative highlighting that it relates only to the development that is capable of implementation under the original planning permission.</p>
9.16	<p>The various consultees listed above have confirmed that the proposal is acceptable subject to conditions and /or informatives. Rivers have also confirmed that the proposal will not result in or be subject to Flood Risk. NIW and BCC Landscape section have also no objections to the application.</p>
9.17	<p>No representations have been received from the public or other parties.</p>
9.18	<p>Following the above assessment the proposal is considered compliant with the development plan and other relevant policies also taking account of the history of the site.</p>

9.19	Approval is recommended subject to conditions set out below.
10.0	Summary of Recommendation: Approval
10.1	The above matters are considered to be the main planning issues. The proposal is considered to comply with relevant planning policy and would constitute an acceptable development at this location.
<p>Conditions/Reasons for Refusal:</p> <p>1. The development hereby permitted shall commence on or before 16th September 2021.</p> <p>Reason: Time Limit</p> <p>5. The development shall not become operational until a hard and soft landscaping scheme has been implemented in accordance with details, which shall have first been submitted to and approved by the Council.</p> <p>The details shall include a landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators overtime, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by Belfast City Council.</p> <p>The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 with no changes implemented without the prior written consent of the Council.</p> <p>Reason: In the interests of amenity and to ensure an acceptable form of landscaping provision for the development.</p> <p>10. No part of the development hereby permitted shall become occupied or operational until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and Rivers Agency and verified by Council that the approved arrangements are in place. The approved arrangements shall be retained thereafter.</p> <p>Reason: To ensure the provision of the necessary infrastructure to service the development.</p> <p>All other conditions as set out in the approved decision notice to be repeated:</p> <p>2. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the buildings hereby approved.</p> <p>Reason: In the interests of visual amenity.</p> <p>3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.04B bearing the date stamp 5th February 2016 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>REASON: To ensure adequate provision has been made for parking and traffic circulation within the site.</p>	

4. Quantity of floodlights, pole heights and lamp types shall be constructed in accordance with the details stated in the 'Project Summary' document date stamped by the Planning Authority 5th July 2016 and drawing number 17 date stamped received 5th July 2016. No floodlighting hereby permitted shall become operational until the hooded details in the 'Musco Lighting System and Design' document date stamped by the Planning Authority 5th July 2016 have been installed and verified to the satisfaction of the Local Planning Authority. These hooded detail features shall be permanently retained thereafter.

Reason: in the interest of public health and amenity and to ensure the floodlighting does not adversely impact on protected species.

6. The plans and particulars submitted in accordance with Condition 5 above shall include:

a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree;

b) details of the species, diameter (measured as in paragraph (a)), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply;

c) details of any trees to be removed on the site or on land adjoining the site boundary;

d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site;

e) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, including service lines; within the root protection area of any retained tree and/or of any tree adjoining the site boundary;

f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development;

g) Full sections and details of all retaining structures including location, finishes, materials, existing and finished ground levels.

REASON: To ensure the continuity of amenity afforded by existing trees

7. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of any building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8. The pitches and floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 23.00hrs Monday to Friday, only between the hours 08.00 to 23.00 on a Saturday, and only between the hours 10.00 to 22.00 on a Sunday or public holiday.

REASON: In the interests of residential amenity.

9. Prior to any part of the development hereby permitted becoming operational, an Artificial Light Verification Report shall be submitted to and agreed in writing with the Local Planning Authority. The report must demonstrate all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill and verify that the maximum vertical lux levels are within the guideline levels recommended in the 'Institute of Lighting Professionals Guidance on Reduction of Obtrusive Lighting' when measured at the residential properties surrounding the pitch.

Reason: Protection of residential amenity.

ANNEX	
Date Valid	2nd July 2020
Date First Advertised	20th November 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 1-7 ,Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, 11 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, 12 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 12a Newforge Lodge,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 13 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, 14 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 15 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, 16 Newforge Grange,Belfast,Antrim,BT9 5QB	
The Owner/Occupier, 16a ,Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 17 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 18 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 18a ,Newforge Lane,Belfast,Antrim,BT9 5PX	
The Owner/Occupier, 19 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 20 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 20d ,Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 20e ,Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 21 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 23 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 25 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 27 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 29 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 2a ,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 2b ,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 2c ,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 31 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 31 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 33 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 39 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 4 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 41 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 43 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 45 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 47 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, 4a ,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 4b ,Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 6 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, 8 Newforge Lane,Belfast,Antrim,BT9 5NU	
The Owner/Occupier, Apartment 1,11 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, Apartment 1,35 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, Apartment 2,11 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, Apartment 2,35 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, Apartment 3,11 Newforge Lane,Belfast,Antrim,BT9 5NT	
The Owner/Occupier, Apartment 3,35 Newforge Lane,Belfast,Antrim,BT9 5NW	
The Owner/Occupier, Apartment 4,11 Newforge Lane,Belfast,Antrim,BT9 5NT	

<p>The Owner/Occupier, Apartment 4,35 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Apartment 5,11 Newforge Lane,Belfast,Antrim,BT9 5NT The Owner/Occupier, Apartment 6,11 Newforge Lane,Belfast,Antrim,BT9 5NT The Owner/Occupier, Apartment 7,11 Newforge Lane,Belfast,Antrim,BT9 5NT The Owner/Occupier, Apartment 8,11 Newforge Lane,Belfast,Antrim,BT9 5NT The Owner/Occupier, Flat 1,45 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Flat 2,45 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Flat 3,45 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Flat 4,45 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Flat 5,45 Newforge Lane,Belfast,Antrim,BT9 5NW The Owner/Occupier, Shanacool,16 Newforge Lane,Belfast,Antrim,BT9 5NU</p>	
Date of Last Neighbour Notification	13th November 2020
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: LA04/2020/2230/F Proposal: Section 54 application to vary conditions attached to Z/2014/1768/F as follows: Condition 2 relating to provision of samples of external finishes from prior to commencement of development to prior to construction of any buildings. Condition 8 relating to provision of full landscaping details from prior to commencement of development to prior to the development becoming operational. Condition 14 and relating to provision of details for disposal of storm water and foul sewage from prior to commencement of development to prior to the development becoming occupied or operational and verified by the Local Planning Authority. Removal of condition 12 relating to requirement for provision of protective fencing around retained trees for the duration of the development. Address: Newforge Country Club, 18b Newforge Lane, Belfast, BT9 5NW, Decision: Decision Date:</p> <p>Ref ID: LA04/2020/0340/NMC Proposal: Non Material Change to LA04/2015/0266/F Address: Newforge Country Club, 18b Newforge Lane, Belfast, BT9 5NW, Decision: CR Decision Date:</p> <p>Ref ID: LA04/2020/0342/DC Proposal: Discharge of Condition no.2 of Z/2014/1768/F (samples) Address: 18b Newforge Lane, Belfast, BT9 5NW, Decision: Decision Date:</p> <p>Ref ID: LA04/2020/0341/DC Proposal: Discharge of Condition no.9 of Z/2014/1768/F (details of trees _ species, fencing) Address: 18b New Forge Lane, Belfast, BT9 5NW,</p>	

Decision: RL
Decision Date:

Ref ID: Z/2009/0353/F

Proposal: Site development for 1 Gaelic/Rugby pitch and cricket pitch with pedestrian ramped access from Newforge Country Club. (additional supporting information)

Address: Newforge Country Club, 189b Newforge Lane, Belfast. BT9 5NW.

Decision: WITHDR

Decision Date: 09.10.2012

Ref ID: Z/1998/0308

Proposal: Sign for recreation/sports club

Address: 18A NEW FORGE LANE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/1989/0040

Proposal: Erection of 23 metre high Rasmussen Tower

Address: SPORTS COMPLEX NEW FORGE LANE BELFAST BT9

Decision:

Decision Date:

Ref ID: Z/2009/0305/F

Proposal: Site redevelopment to create indoor training facility, bowling pavilion/changing accommodation & new floodlit synthetic hockey pitch.

Address: Newforge Country Club, 186 Newforge Lane, Belfast. BT9 5NW.

Decision:

Decision Date: 08.12.2009

Ref ID: Z/2014/1768/F

Proposal: New clubhouse & tiered seating area, new 3G surface to pitch to including floodlights, dugouts, fencing, security tower, turnstiles, stands, toilet blocks & associated ground works

Address: 18B Newforge Lane, Belfast, BT9 5NW,

Decision: PG

Decision Date: 27.09.2016

Ref ID: Z/1984/0357

Proposal: ERECTION OF NEW SPORTS BUILDING

Address: SPORTS GROUND, NEWFORGE LANE

Decision:

Decision Date:

Ref ID: Z/1975/0033

Proposal: EXTENSION TO PRESENT TEMPORARY BUILDING

Address. SPORTS GROUND, NEWFORGE LANE, BT9

Decision:

Decision Date:

Ref ID: Z/1984/2091
Proposal: ALTERATIONS AND ADDITIONS TO PREMISES
Address: SPORTS GROUNDS, NEW FORGE LANE
Decision:
Decision Date:

Ref ID: Z/1999/0265
Proposal: Extensions to existing building to provide additional kitchen, seminar & indoor training facilities
Address: 18B NEWFORGE LANE BELFAST BT9
Decision:
Decision Date:

Ref ID: Z/1996/0075
Proposal: Erection of generator/oil tank base with fence
Address: NEWFORGE COMPLEX NEWFORGE LANE BELFAST BT9
Decision:
Decision Date:

Ref ID: Z/1996/0179
Proposal: Extension to existing club house
Address: ATHLETIC ASSOCIATION NEWFORGE LANE BELFAST BT9
Decision:
Decision Date:

Ref ID: Z/2009/0437/F
Proposal: The erection of new mini grandstand, 2no. Player's dugouts and ground perimeter 1.1m high spectator barrier within the existing football grounds.
Address: Newforge Country Club, 18b Newforge Lane, Belfast, BT09 5NW.
Decision:
Decision Date: 18.05.2009

Ref ID: Z/1989/0396
Proposal: Construction of sports pavilion
Address: SPORTS GROUNDS NEW FORGE LANE BELFAST BT9
Decision:
Decision Date:

Ref ID: LA04/2015/0266/F
Proposal: Indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping.
Address: Newforge Country Club, 18b Newforge Lane, Belfast,
Decision: PG
Decision Date: 27.09.2016

Drawing Numbers and Title
Notification to Department (if relevant) Date of Notification to Department: Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 August 2016	Item Number: 8i
Application ID: LA04/2015/0266/F	
Proposal: Indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping.	Location: Newforge Country Club 18b Newforge Lane Belfast
Referral Route: Major Application (Site Area > 1 hectare)	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Newforge Country Club 18b Newforge Lane Belfast BT9 5NW	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
Executive Summary:	
<p>Full planning permission is sought for an indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping.</p> <p>The proposed site is located at an existing playing fields complex off Newforge Lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hard surfacing/parking, and a two storey clubhouse building. The site is broadly level in terms of topography, however the land falls slightly towards the site boundaries and gradually the access towards Newforge Lane. The site boundaries consisting of a mix of fencing types generally 2m in height.</p> <p>There are government buildings/uses to the west of the site, with Lagan Valley Park to the east. There is a mixture of housing types within the wider locality including Newforge Lane.</p> <p>Issues for consideration are as follows:</p> <ul style="list-style-type: none"> - development outside the development limit; - Siting, design and impacts of new training building; - Impact of 3G/astroturf pitches and associated fencing; - Impacts of floodlighting; - Impact of traffic, parking and infrastructure. <p>Site history is a significant consideration in this case. A similar scheme was approved 08/12/2009, although the current application does not include a new bowling pavilion – two 5 a side football pitches are proposed in substitution. The current proposal also includes a revised design for the fitness centre. Car parking location and layout, the hockey pitch and associated floodlighting are broadly as previously approved.</p>	

The existing site is already in use as a football ground and sports pitches. As the proposal comprises retention of the sports uses it is not considered that the proposal would result in the loss of open space and thus accords with Policy OS1 of PPS8: Open Space, Sport and Outdoor Recreation.

The proposal includes a new fitness building which is sited in the same location as the previous approval but is a revised design. The sports hall area remains the same size as previously approved, with a smaller two storey element at the front for the fitness area and associated accommodation. Given the characteristics of the previous approved fitness centre, the design of the proposal is considered acceptable.

Transport NI has been consulted and has no concerns regarding, traffic, parking provision, or road safety issues.

On balance the visual impact of the floodlights will not be significantly adverse or compromise the character of the Lagan Valley Park.

The various consultees listed above have confirmed that the proposal is acceptable subject to conditions and /or informatives. NIEA and Rivers Agency are satisfied that the proposal will not adversely impact on flora and fauna, or other aspect of the aquatic environment. Rivers have also confirmed that the proposal will not result in or be subject to Flood Risk and accordingly the proposal is considered compliant with PPS15.

The representations received have been fully considered however following the above assessment the proposal is considered compliant with the development plan and other relevant policies also taking account of the history of the site.

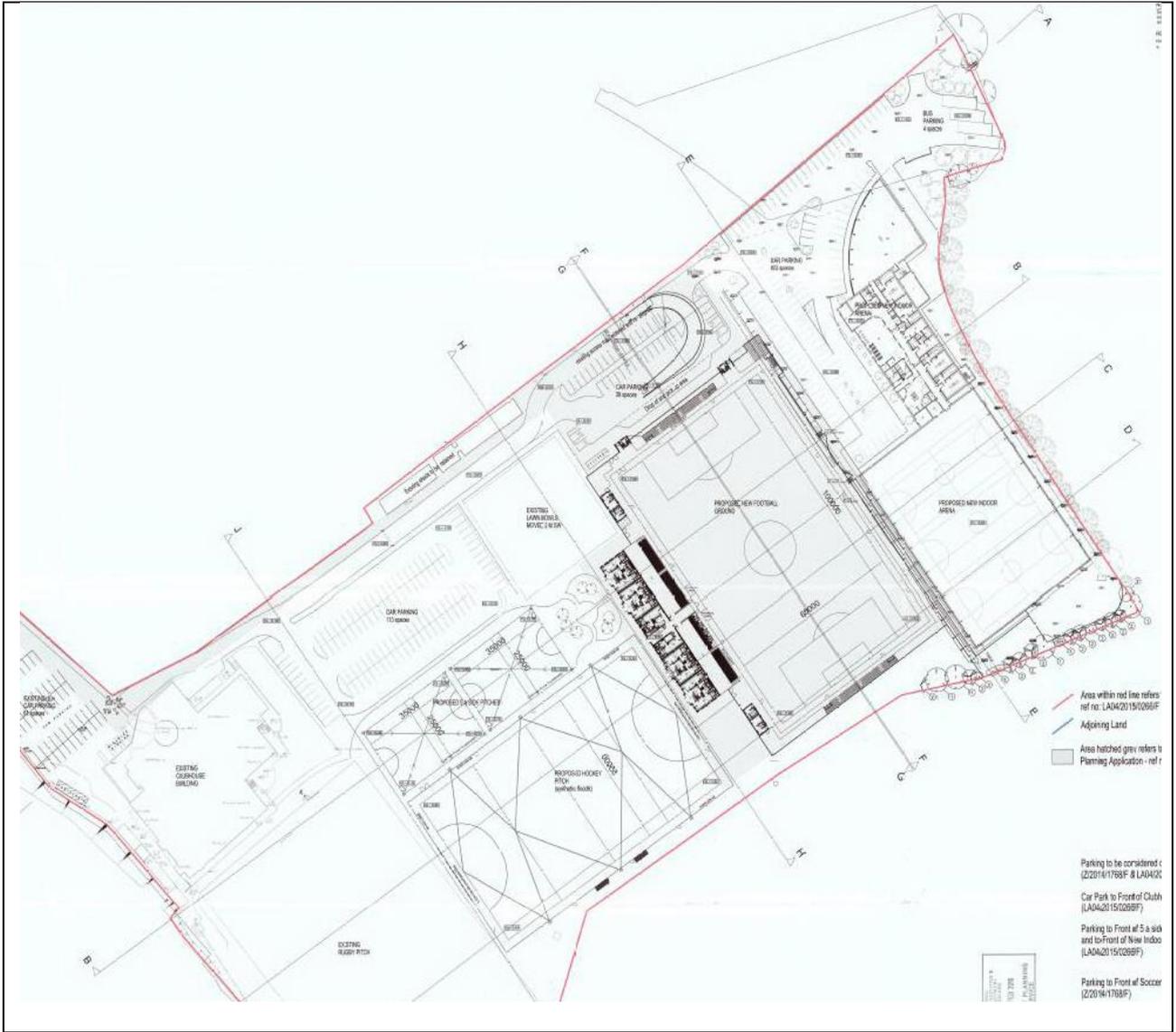
Recommendation

It is considered that the proposal will not adversely impact on the landscape setting or the Lagan Valley Regional Park and is compliant with relevant planning policies. The proposal is recommended for approval with conditions and informative as set out below. Delegation of final conditions to Director of Planning & Place is requested.

Case Officer Report

Site Location Plan





Case Officer Report	
Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Full planning permission is sought for an indoor training facility including changing and fitness facilities, flood lit synthetic hockey pitch and two 5-a-side football pitches, fencing, parking and landscaping.
2.0	Description of Site
2.1	The proposed site is located at an existing playing fields complex off Newforge Lane in south Belfast. The site is approximately 6 hectares in size and comprises football and rugby pitches, a disused gravel hockey pitch along the northern site boundary, areas of hard surfacing/parking, and a two storey clubhouse building. The site is broadly level in terms of topography, however the land falls slightly towards the site boundaries and gradually the access towards Newforge Lane. The site boundaries consisting of a mix of fencing types generally 2m in height.
2.2	There are government buildings/uses to the west of the site, with Lagan Valley Park to the east. There is a mixture of housing types within the wider locality including Newforge Lane.
3.0	Planning History
3.1	Z/2009/0305/F - Site redevelopment to create indoor training facility, bowling pavilion/changing accommodation & new floodlit synthetic hockey pitch. Approved 08.12.2009
4.0	Policy Framework
	Belfast Metropolitan Area Plan (BMAP); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 2: Natural Heritage (PPS2); Planning Policy Statement 3 : Roads Considerations (PPS3); Planning Policy Statement 8: Recreation and Open Space (PPS8); Planning Policy Statement 15: Planning and Flood Risk (PPS15); Planning Policy Statement 21: Sustainable Development in the Countryside;
5.0	Statutory Consultee Responses
	Transport NI – No objection NIEA – Historic Monuments Unit - No objection NIEA - Natural Environment Division – No objection NI Water – No objection Rivers Agency – No objection
6.0	Non Statutory Responses
	Environmental Health BCC – No objection
7.0	Representations

7.1	<p>The application was advertised in the local press and neighbours notified. 4 representations received raising the following issues:</p> <ul style="list-style-type: none"> - Impact of traffic/increased volume; - Floodlighting of the pitches will intensify use of facilities;
8.0	Other Material Considerations
	<p>Regional Development Strategy (RDS) Development Control Advice Note 15 – Vehicular Access Standards</p>
9.0	Assessment
9.1	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.</p>
9.2	<p>Paragraphs 4.11 and 4.12 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's 2, 3 and 8.</p>
9.3	<p>The Planning Act 2011 at Section 45 states that the Council must have regard to the development plan. The site is predominantly located inside the boundary designated for the city in BMAP, save for a small portion in the north western corner of the site which is outside the development limit. The site is also identified as falling within the Lagan Valley Regional Park designation.</p>
9.4	<p>Other than the designations discussed above, BMAP does not include any detailed policies relevant to the proposals. In this regard the main considerations are therefore set out on PPS8. Policy OS1 refers to the protection of open space, Policy OS4 relates to intensive sports facilities (which include stadia) and Policy OS7 relates to floodlighting. PPS21 is relevant to the portion of the site outside the development limit.</p>
9.5	<p>Site history is a significant consideration in this case. A similar scheme was approved 08/12/2009, although the current application does not include a new bowling pavilion – two 5 a side football pitches are proposed in substitution. The current proposal also includes a revised design for the fitness centre. Car parking location and layout, the hockey pitch and associated floodlighting are broadly as previously approved. PPS8 was also a material consideration at that time and has not been revised since the previous decision issued.</p>
9.6	<p>The proposal comprises a number of elements and associated issues for consideration are as follows:</p> <ul style="list-style-type: none"> - development outside the development limit; - Siting, design and impacts of new training building; - Impact of 3G/astro turf pitches and associated fencing; - Impacts of floodlighting; - Impact of traffic, parking and infrastructure. <p><u>Principal of Development:</u></p>

9.7	<p>The existing site is already in use as a football ground and sports pitches. As the proposal comprises retention of the sports uses it is not considered that the proposal would result in the loss of open space and thus accords with OS1. This was also deemed acceptable under the previous permission.</p>
9.8	<p>In relation to the element outside the development limit, history is a significant consideration – the site boundary/layout is repeated from approval Z/2009/0305/F which expired 7th December 2014 and pre-dates the adoption of BMAP in September 2014. PPS21 CTY1: Development in the Countryside states that planning permission will be granted for non-residential development in a number of cases. This includes outdoor sport and recreational uses in accordance with PPS8. Weight must also be given to the benefit to local residents of providing appropriate parking facilities within the site given the unadopted status of Newforge Lane. Given these considerations on balance the incursion outside the limit is considered acceptable.</p> <p>OS4 lists five criteria which proposals must meet:</p>
9.9	<p>a. there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated;</p>
9.10	<p>Whilst the majority of the site is located within the development limits there are significant separation distances to the nearest residential properties in Newforge Lane. In addition there is a Government facility between the site and Newforge Lane. With the proposed astroturf pitches and associated floodlighting it is anticipated these facilities would be more intensively used in evenings compared to the existing natural turf pitches. However taking account of the positive response from Environmental Health in addition to the separation distances to nearby properties it is not considered that an unacceptable impact on amenity will occur.</p>
9.11	<p>b. there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;</p> <p>There are no natural heritage assets on the site in this case – however the site abuts mature woodland/habitats and is located within the Lagan Valley Regional Park. Natural Environment Division also has no objections to the proposal in terms of impact on flora and fauna. Some landscaping is proposed which will assist in breaking up the car parking area and relevant conditions are necessary to secure provision and management of these areas. Supplementary boundary planting is also necessary to assist integration with the Lagan Valley Park.</p> <p>There are no archaeological or built heritage features on the site and NIEA have no objections in this regard.</p>
9.12	<p>Rivers Agency has no objection in terms of flood risk or hydrological impacts on the River Lagan and associated drainage issues.</p>
9.13	<p>c. buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;</p>
9.14	<p>The proposal includes a new fitness building which is sited in the same location as the previous approval but is a revised design. The sports hall area remains the same size as previously approved in terms of width (70m) and depth (50m) and is 12.6m in height. The previous approval was of pitched roof design 16.2m in height to ridge level. The</p>

	<p>proposal includes smaller two storey elements at the front for the fitness area and associated accommodation which vary in height slightly due to site topography but mostly 7.2m in height with the highest parts being 8.6m. Given the characteristics of the previous approved fitness centre, the design of the proposal is considered acceptable. Public views into this area of the site are restricted due to a combination of topography and buildings / structures in neighbouring sites. The building is sited approximately 360m (at closest point) from the boundary of the nearest dwelling opposite the site entrance on Newforge Lane.</p> <p>There will also be limited public views of the proposed fencing and associated structures; the design of these structures will also result in limited visual impacts.</p> <p>9.15 d. the proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and</p> <p>The proposal comprises works to an existing facility and is located close to public transport routes.</p> <p>9.16 E. the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking, drainage and waste disposal.</p> <p>9.17 Transport NI has been consulted and has no concerns regarding, traffic, parking provision, or road safety issues. They have highlighted the proposal would result in an overprovision of parking areas, however this would be offset by parking requirements for another proposal for works to the existing football stadium ref: Z/2014/1768/F which is also under consideration. Given this response the proposal is considered compliant with this criteria and also the relevant provisions in PPS3. Objections have been received expressing concerns regarding traffic impacts of the proposal. However the opinion of Transport NI is considered determining.</p> <p>Policy OS7 relates to floodlighting and requires proposals to not adversely impact residential and visual amenity or road safety.</p> <p>9.18 Floodlights are proposed around the hockey and 5-a-side pitches, 6 x 18.3m around the hockey pitch, and 6 x 12.2m floodlights around the 5-a-side pitches.</p> <p>9.19 The floodlights will not be readily visible from public viewpoints largely due to the site boundary vegetation and neighbouring buildings. On balance the visual impact of the floodlights will not therefore be significantly adverse or compromise the character of the Lagan Valley Park.</p> <p>9.20 The various consultees listed above have confirmed that the proposal is acceptable subject to conditions and /or informatives. NIEA and Rivers Agency are satisfied that the proposal will not adversely impact on flora and fauna, or other aspect of the aquatic environment. Rivers have also confirmed that the proposal will not result in or be subject to Flood Risk and accordingly the proposal is considered compliant with PPS15.</p> <p>9.21 The representations received have been fully considered however following the above assessment the proposal is considered compliant with the development plan and other relevant policies also taking account of the history of the site.</p>
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9.22	
10.0	Summary of Recommendation: Approval
10.1	The above matters are considered to be the main planning issues. The proposal is considered to comply with relevant planning policy and would constitute an acceptable development at this location. Approval is recommended subject to conditions set out below.
<p>Conditions/Reasons for Refusal:</p> <ol style="list-style-type: none"> 1. No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample details. <p>Reason: In the interests of visual amenity and the character and appearance of the area.</p> <ol style="list-style-type: none"> 2. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the buildings hereby approved. <p>Reason: In the interests of visual amenity.</p> <ol style="list-style-type: none"> 3. The pitches and floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 22.00hrs Monday to Friday, only between the hours 08.00 to 22.00 on a Saturday, and only between the hours 10.00 to 22.00 on a Sunday or public holiday. <p>REASON: In the interests of residential amenity.</p> <ol style="list-style-type: none"> 4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.04B bearing the date stamp 5th February 2016 to provide for parking within the site. The areas referred to are included within the red-line of the development, within the blue-line of the development, as indicated on Drawing No.04B bearing the date stamp 5th February 2016. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles. <p>REASON: To ensure adequate provision has been made for parking and traffic circulation within the site.</p> <ol style="list-style-type: none"> 5. The development hereby permitted shall operate in accordance with the Traffic Management Strategy contained within the Traffic Statement document bearing Planning Authority date stamp 5th February 2016. No variations to the Traffic Management Strategy shall be implemented without the prior consent of the Local Planning Authority in writing. <p>REASON: In the interests of road safety and the convenience of road users.</p> <ol style="list-style-type: none"> 6. The rating level of noise from plant and equipment should not exceed the typical background sound level (for both day time and night time hours) at the nearest noise sensitive receptor. <p>Reason: In the interests of amenity.</p>	

7. No development shall take place until a strategy of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved strategy to the satisfaction of the Local Planning Authority in writing prior to the use of any part of the development hereby permitted commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

8. No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.

The details shall also include a landscaped buffer zone adjacent to and along the northern, southern, and eastern boundaries of the site. This landscaped buffer zone shall include predominantly indigenous tree species.

The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by Belfast City Council Local Planning Authority. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of Belfast City Council Local Planning Authority.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.

9. The plans and particulars submitted in accordance with Condition 8 above shall include:
 - a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree;
 - b) details of the species, diameter (measured as in paragraph (a)), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply;
 - c) details of any trees to be removed on the site or on land adjoining the site boundary;
 - d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site;
 - e) details of any proposed alterations in existing ground levels, and of the position of any

proposed excavation, including service lines; within the root protection area of any retained tree and/or of any tree adjoining the site boundary;

f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development;

g) Full sections and details of all retaining structures including location, finishes, materials, existing and finished ground levels.

REASON: To ensure the continuity of amenity afforded by existing trees

10. (A) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

11. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have

been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to Construction' 2005.

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

13. Prior to any part of the development hereby permitted becoming operational, an Artificial Light Verification Report shall be submitted to and agreed in writing with the Local Planning Authority. The report must demonstrate all artificial lighting connected with the development is optically controlled and directed in such a manner as to minimise light pollution from glare and spill and verify that the maximum vertical lux levels are within the guideline levels recommended in the 'Institute of Lighting Professionals Guidance on Reduction of Obtrusive Lighting' when measured at the residential properties surrounding the pitch.

Reason: Protection of residential amenity.

ANNEX	
Date Valid	28th November 2014
Date First Advertised	14th August 2015
Date Last Advertised	14 th August 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 01,37 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NW, The Owner/Occupier, 02,37 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NW, The Owner/Occupier, 03,37 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NW, The Owner/Occupier, 04,37 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NW, The Owner/Occupier, 1 2A Newforge Lane Malone Upper The Owner/Occupier, 1 6A Newforge Lane Malone Upper The Owner/Occupier, 1 ,37 Newforge Lane,Malone Upper,BELFAST,Co. Antrim,BT9 5NW The Owner/Occupier, 1 Newforge Grange,Malone Upper,Belfast,Antrim,BT9 5QB, The Owner/Occupier, 1-7,Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NT, The Owner/Occupier, 11 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NT, The Owner/Occupier, 12 Newforge Lane,Malone Upper,Belfast,Antrim,BT9 5NU, The Owner/Occupier, 13 Newforge Lane Malone Upper Belfast The Owner/Occupier, 14 Newforge Lane Malone Upper Belfast The Owner/Occupier, 15 Newforge Lane Malone Upper Belfast D G Slattery 15, Newforge Lane, Belfast, Antrim, Northern Ireland, BT9 5NT The Owner/Occupier, 16A Newforge Lane Malone Upper Belfast The Owner/Occupier, 17 Newforge Lane Malone Upper Belfast The Owner/Occupier, 18 Newforge Lane Malone Upper Belfast The Owner/Occupier, 18A Newforge Lane Malone Upper Belfast The Owner/Occupier, 19 Newforge Lane Malone Upper Belfast The Owner/Occupier, 20 Newforge Lane Malone Upper Belfast The Owner/Occupier, 20A Newforge Lane Malone Upper Belfast</p>	

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20B Newforge Lane Malone Upper Belfast
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20C Newforge Lane Malone Upper Belfast
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20E Newforge Lane Malone Upper Belfast
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21 Newforge Lane Malone Upper Belfast
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25 Newforge Lane Malone Upper Belfast
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27 Newforge Lane Malone Upper Belfast
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29 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
2B Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
The Owner/Occupier,
2C Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
The Owner/Occupier,
31 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
33 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
36 Newforge Lane Malone Upper Belfast
Rosemary Wilson
36, Newforge Lane, Belfast, Antrim, Northern Ireland, BT9 5NW
The Owner/Occupier,
37 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
38 Newforge Lane Malone Upper Belfast
Ronan Doherty
38, Newforge Lane, Belfast, Antrim, Northern Ireland, BT9 5NW
The Owner/Occupier,
39 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
4 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
The Owner/Occupier,
4,20D Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW,
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41 Newforge Lane Malone Upper Belfast
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43 Newforge Lane Malone Upper Belfast
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45 Newforge Lane Malone Upper Belfast
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47 Newforge Lane Malone Upper Belfast
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4A Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
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51 Newforge Lane Malone Upper Belfast
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53 Newforge Lane Malone Upper Belfast
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55 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
56 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
57 Newforge Lane Malone Upper Belfast
Allen Kimlin
57, Newforge Lane, Belfast, Antrim, Northern Ireland, BT9 5NW
The Owner/Occupier,
59 Newforge Lane Malone Upper Belfast
The Owner/Occupier,
6 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
The Owner/Occupier,
8 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,
The Owner/Occupier,
Apartment 1, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 1, 35 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW,
The Owner/Occupier,
Apartment 1, 9 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 2, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 2, 35 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NW,
The Owner/Occupier,
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Apartment 5, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
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The Owner/Occupier,
Apartment 6, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
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Apartment 6, 9 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 7, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 7, 9 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Apartment 8, 11 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NT,
The Owner/Occupier,
Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5PX,
The Owner/Occupier,
Shanacool, 16 Newforge Lane, Malone Upper, Belfast, Antrim, BT9 5NU,

The Owner/Occupier, The Agriculture And Food Science Centre 18A Newforge Lane Malone Upper	
Date of Last Neighbour Notification	29th June 2015
Date of EIA Determination	26th June 2015
ES Requested	No
Drawing Numbers and Title 01, 04b, 5a, 06, 7a, 08, 09, 10a, 11, 12, 13, 14, 15, 16, 17	
Notification to Department (if relevant) - N/A Date of Notification to Department: Response of Department:	