

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Thursday 21 October 2021	
Application ID: LA04/2020/2506/F	
Proposal: Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures.	Location: Former Ballynafeigh Police Station 332 Ormeau Road Belfast BT7 2GE.
Referral Route: Varying Condition relating to Major development	
Recommendation: Approval	
Applicant Name and Address: Knockburn Limited	Agent Name and Address: TGM Consulting The Loft 4 Rossmore Road Rossbeg Dungannon BT71 4BG
<p>Executive Summary:</p> <p>This application seeks to vary condition 9 of planning permission LA04/2018/1415/F under Section 54 of the Planning Act (Northern Ireland) 2011. Condition 9 relates to odour abatement measures. The original application granted planning permission for the Demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works. Permission granted 7th February 2019.</p> <p>The amended wording of condition 9 seeks to amend the trigger point for when the odour abatement details are submitted for approval. This is necessary as Blocks A & B have been constructed. The ground floor commercial units are still to be occupied. The proposed variation also seeks to allow the installation of odour abatement measures that avoid the need for an extractor flue rising to above the eaves on the rear elevation of Block A.</p> <p>Following the submission of amended and updated information, BCC Environmental Health has considered the technical information and has no objections to the proposed variation.</p> <p>It is recommended that planning permission is granted with the final wording of conditions delegated to the Director of Planning and Building Control.</p>	

Case Officer Report

Site Location Plan



Representations:

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

Characteristics of the Site and Area

1.0 Description of Proposed Development

This is a Section 54 application to vary Condition 9, relating to odour abatement measures, of planning permission reference LA04/2018/1415/F. The approved development was for the demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development included communal landscaped courtyards, landscaping, basement car parking and all associated site and access works.

2.0 Description of Site

2.1 The site is located at 332 Ormeau Road, a main arterial route from Belfast City Centre. The approved development appears to be substantially complete, ie comprising 2 No. buildings with a total of 59 apartments. The area is largely characterised by shops, restaurants/hot food takeaways and residential dwellings and apartments. The site is unzoned and within the development limits of the Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan (dBMAP) in both the initial 2004 version and the version unlawfully adopted in 2015. In the Belfast Urban Area Plan and 2004 dBMAP the site abutted an Area of Townscape Character located immediately South (Rosetta ATC). There was a general objection to all ATCs but the designation remained the same.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Applicable planning history on the site relates to the full application to which this Section 54 application seeks to vary:

LA04/2018/1415/F – Demolition of former derelict Police Station and the erection of a mixed-use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works – Permission granted 7th February 2019.

3.2 A number of conditions with respect to LA04/2018/1415/F have been successfully discharged already, namely nos 2 and 3 under reference LA04/2020/0693/DC, and no 8 under reference LA04/2020/0432/DC.

3.3 There is a current application under assessment to discharge nos 4, 5 and 6 under LA04/2021/0254/DC.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan 2015 (BMAP 2015), (Draft) Belfast Metropolitan Area Plan 2004 (BAMP 2004) and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

5.0 Statutory Consultees Responses

5.1 None

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – No objection

7.0 Representations

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

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is within the

development limits of Belfast within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP). This application seeks to vary Condition 9 of planning permission LA04/2018/1415/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for an odour abatement system which does not terminate at a height more than 1m above the eaves as stated within the approved Condition.

9.2 Currently Condition 9 of LA04/2018/1415/F reads as follows:

'No development shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish, and maintenance arrangements have been submitted to and been approved in writing by the Local Planning Authority. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the roof and it shall be directed away from adjacent premises. The approved scheme shall be installed before the occupation of the development hereby permitted and maintained in accordance with the agreed details and thereafter permanently retained.'

Reason: In the interests of amenity and public health.'

9.3 When originally submitted a variation of Condition 9 was proposed as follows:

'Prior to the operation of the hereby permitted development a proprietary tertiary odour abatement system as detailed in TGM Consulting Report (enclosed) and which includes grease filters, ESP-electrostatic precipitator and the Purified Air ON100 Odour Neutraliser, as detailed in the TGM Consulting supporting technical information, shall be installed to suppress and disperse odours created from cooking operations in the premises. The outlet from any extract ventilation shall terminate as detailed in Planning Drawing No.01 – Rear Elevation by TGM Consulting Ref 1969/GS/02 February 2020'

Reason: In the interests of amenity and public health.'

9.4 BCC Environmental Health responded to consultation on 19th July 2021 outlining how the proposed odour abatement system includes the use of ozone and although the active carbon system does reduce ozone emissions to a reduced level, the ozone will remain. The ventilation outlet is located below residential balconies and ozone should not be emitted at a low level near residential accommodation. This is referenced within industry guidance document EMAQ+. *Control of Odour and Noise from Commercial Kitchen Exhaust Systems*. (An update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs).

9.5 Condition 9 as approved, required that noise levels from the proposed cafe/restaurant plant be submitted and agreed in writing with the Planning Authority. Predicted noise levels were submitted as part of this application for assessment, and BCC Environmental Health acknowledge that the report states that noise levels did not exceed the British Standard BS 8233:2014 Guidance on sound insulation and noise reduction for buildings limits and the WHO 'Guidelines for Community Noise' limits for external amenity spaces.

9.6 Comments made by BCC Environmental Health were considered by the Agent/Applicant and amended wording, as well as updated accompanying information, for the proposed variation was submitted on 24th August 2021. Neighbours were re-notified upon receipt of the additional information.

9.7 The amended wording for Condition 9 is proposed as:

'Prior to the operation of the hereby permitted development a proprietary noise and odour abatement system, as detailed in TGM Consulting Report and which includes sound attenuation, grease filters, ESP-electrostatic precipitators, followed by enhanced carbon filtration, as detailed in the TGM Consulting supporting technical information, shall be installed to suppress noise and

odours, created from cooking operations, in the premises. The outlet from any extract ventilation shall terminate as detailed in Drawing 1969/PL/01 Rev B August 2021

Reason: In the interests of amenity and public health.'

BCC Environmental Health were reconsulted, and their response of 14th September 2021 notes they no longer have any objection to the variation of Condition 9.

10.0 Conclusion

The proposal to vary condition 9 to allow for amended odour abatement measures is considered reasonable. There are no technical objections to the application. Having regard to the planning policy context, the variation of condition is considered acceptable. The variation of condition will create a new stand-alone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variation granted by this decision. Conditions already discharged will not however be repeated. It is recommended that planning permission is granted with the final wording of conditions delegated to the Director of Planning and Building Control.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to Conditions

Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before 7th February 2024.

Reason: Time Limit.

2. Prior to the occupation of the hereby approved development the applicant shall submit a verification report which clearly demonstrates that the development has incorporated the design details and measures outlined in the Mason Evans Geo Environmental Limited Remedial Strategy Assessment Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast Dated April 2018. The design details and measures shall be implemented to the satisfaction of the Council and maintained in accordance with the approved details.

The Verification Report shall demonstrate the successful completion of the remediation works and that the site is now fit for the proposed end-use (Residential with Plant Uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken.

The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a) Garden areas are encapsulated by a clean cover system incorporating a 200 mm capillary break (granular material) overlain by 600 mm of soil demonstrably suitable for the intended end use. (Residential with plant uptake).
- b) Soils in the vicinity of the contamination hotspots have been removed and verification soil sampling undertaken in line with industry best practice.
- c) All remaining areas are covered with hard standing.

Reason: Protection of human health.

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

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

4. After completing the remediation works under Conditions 2 and 4; and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

5. Prior to the operation of the hereby permitted development a proprietary noise and odour abatement system, as detailed in TGM Consulting Report and which includes sound attenuation, grease filters, ESP-electrostatic precipitators, followed by enhanced carbon filtration, as detailed in the TGM Consulting supporting technical information, shall be installed to suppress noise and odours, created from cooking operations, in the premises. The outlet from any extract ventilation shall terminate as detailed in Drawing 1969/PL/01 Rev B August 2021.

Reason: In the interests of amenity and public health.

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

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on drawing No.IBH0572/0002 bearing the Department for Infrastructure Determination date stamp 31 st October 2018.

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

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.IBH0572/0002 bearing the date stamp 02nd October 2018 and drawing no. 200-01 RevA to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

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

8. The vehicular access, including visibility splays, shall be provided in accordance with the approved plan 13/B bearing the date stamp 02/10/18, prior to the commencement of any other works or other development hereby permitted.

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

9. The development shall not be occupied until secure cycle parking facilities have been provided on the site in accordance with the approved plan Nos. 03/A, 05/A and 12/A, date stamped 06/11/18. These facilities shall be permanently retained on the site in accordance with these plans.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

10. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 14/B bearing BCC date stamp 27/11/18, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

11. If within a period of 5 years from the date of the planting of any tree, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the maintenance of a high level of landscaping.

12. Maintenance and management of the open space and landscaped areas as shown on Plan No. 14/B date stamped 27/11/18, shall be carried out in accordance with the Park Hood Landscape Management and Maintenance Plan (Revision A) dated March 2018 . Any variations to these management arrangements shall be submitted to the Council for approval.

Reason: To ensure successful establishment and maintenance of the open space and amenity areas in the interests of visual and residential amenity.

13. The proposed public realm works, as shown on approved plan No. 22, date stamped 27/11/18, shall be carried out prior to the occupation/ operation of any part of the development hereby approved.

Reason: To ensure the provision of a high quality of landscaping and public realm.

Signature(s)

Date:

ANNEX	
Date Valid	23rd February 2021
Date First Advertised	5th March 2021
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 1-3 ,Rectory Mews,Belfast,Down,</p> <p>The Owner/Occupier, 11 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 13 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 14 St Judes Crescent,Belfast,Down,BT7 2GW</p> <p>The Owner/Occupier, 15 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 16 St Judes Crescent,Belfast,Down,BT7 2GW</p> <p>The Owner/Occupier, 17 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 18 St Judes Crescent,Belfast,Down,BT7 2GW</p> <p>The Owner/Occupier, 19 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 1b ,Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 2 St Judes Avenue,Belfast,Down,BT7 2GZ</p> <p>The Owner/Occupier, 2,429b ,Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ</p> <p>The Owner/Occupier, 20 St Judes Crescent,Belfast,Down,BT7 2GW</p> <p>The Owner/Occupier, 21 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 23 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 25 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 27 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 29 Jameson Street,Belfast,Down,BT7 2GU</p> <p>The Owner/Occupier, 3 Jameson Street,Belfast,Down,BT7 2GU</p>	

The Owner/Occupier,
 31 Jameson Street,Belfast,Down,BT7 2GU
 The Owner/Occupier,
 312-320 Errigle Inn,Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 322 Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 322a ,Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 322a ,Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 324-326 ,Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 326 Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
 The Owner/Occupier,
 33 Jameson Street,Belfast,Down,BT7 2GU
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 330 Ormeau Road,Ormeau,Belfast,Down,BT7 2GE
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 35 Jameson Street,Belfast,Down,BT7 2GU
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 37 Jameson Street,Belfast,Down,BT7 2GU
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 39 Jameson Street,Belfast,Down,BT7 2GU
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 41 Jameson Street,Belfast,Down,BT7 2GU
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 43 Jameson Street,Belfast,Down,BT7 2GU
 The Owner/Occupier,
 439 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 441 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 443 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 445 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 445-449 ,Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 445-449 ,Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 449 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 45 Jameson Street,Belfast,Down,BT7 2GU
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 451 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 453 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
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 453 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ

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459 Ormeau Road, Ormeau, Belfast, Down, BT7 3GQ
The Owner/Occupier,
461 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
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465 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
The Owner/Occupier,
467 Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
The Owner/Occupier,
467a Ballynafeigh Methodist Church, Ormeau Road, Ormeau, Belfast, Down, BT7 3GR
The Owner/Occupier,
47 Jameson Street, Belfast, Down, BT7 2GU
The Owner/Occupier,
49 Jameson Street, Belfast, Down, BT7 2GU
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5 Jameson Street, Belfast, Down, BT7 2GU
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7 Jameson Street, Belfast, Down, BT7 2GU
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9 Jameson Street, Belfast, Down, BT7 2GU
The Owner/Occupier,
Apartment 32, The Residence, 336 Ormeau Road, Belfast BT7 2GE
The Owner/Occupier,
Apartment 1, The Residence, 336 Ormeau Road, Belfast BT7 2GE
The Owner/Occupier,
Apartment 1, Rectory Mews, 2 St Judes Avenue, Belfast, Down, BT7 2GZ
The Owner/Occupier,
Apartment 10, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 11, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 2, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 2, Rectory Mews, 2 St Judes Avenue, Belfast, Down, BT7 2GZ
The Owner/Occupier,
Apartment 20, The Residence, 336 Ormeau Road, Belfast BT7 2GE

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Apartment 3, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 3,Rectory Mews,2 St Judes Avenue,Belfast,Down,BT7 2GZ
The Owner/Occupier,
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Apartment 53, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 54, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 56, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 57, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 58, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 6, The Residence, 336 Ormeau Road, Belfast BT7 2GE
The Owner/Occupier,
Apartment 7, The Residence, 336 Ormeau Road, Belfast BT7 2GE
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Apartment 8, The Residence, 336 Ormeau Road, Belfast BT7 2GE
The Owner/Occupier,
Apartment 9, The Residence, 336 Ormeau Road, Belfast BT7 2GE
The Owner/Occupier,
Carroll House,463 Ormeau Road,Ormeau,Belfast,Down,BT7 3GR
The Owner/Occupier,
Carroll House,463 Ormeau Road,Ormeau,Belfast,Down,BT7 3GR
The Owner/Occupier,
Nadon House,447 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
The Owner/Occupier,
Nadon House,447 Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ
The Owner/Occupier,
Office 1 (1st Floor),Carroll House,463 Ormeau Road,Ormeau,Belfast,Down,BT7 3GR

The Owner/Occupier, Office 1,429a ,Ormeau Road,Ormeau,Belfast,Down,BT7 3GQ The Owner/Occupier, St Judes Parish Church,340 Ormeau Road,Ormeau,Belfast,Down,BT7 2GE	
Date of Last Neighbour Notification	25th August 2021
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/1997/0985 Proposal: Erection of externally illuminated shop signs and projecting signs Address: THE ERRIGLE INN 312/320 ORMEAU ROAD BELFAST BT7 Decision: Decision Date:</p> <p>Ref ID: Z/1997/0986 Proposal: Alterations to facade of existing public house Address: THE ERRIGLE INN 312/320 ORMEAU ROAD BELFAST BT7 Decision: Decision Date:</p> <p>Ref ID: LA04/2018/0127/F Proposal: Alterations to existing building including increase of roof height and remodelling, new ground floor access on Ormeau Road elevation, repositioning of ground floor external areas, alterations to elevations and internal layout Address: The Errigle Inn, 312-320 Ormeau Road, Belfast, BT7 2GE, Decision: AL Decision Date: 15.11.2018</p> <p>Ref ID: Z/1979/1891 Proposal: ADDITIONAL STORAGE AND OFFICE ACCOMMODATION Address: ERRIGLE INN, ORMEAU ROAD Decision: Decision Date:</p> <p>Ref ID: Z/2007/2962/F Proposal: Two storey rear extension of existing dental surgery to provide additional treatment areas, training facilities and ancillary rooms. Address: 324 Ormeau Road, Ballynafoy, Belfast, BT07 2GE Decision: Decision Date: 04.04.2008</p> <p>Ref ID: Z/2004/1551 Proposal: Dental Surgery Address: 324 Ormeau Road, Ballynafoy, Belfast, BT07 2GE Decision:</p>	

Decision Date: 06.07.2004

Ref ID: Z/2010/0965/F

Proposal: Extension of dental practice into adjoining building, demolition and replacement of two storey extension to provide 3No. additional dental surgery rooms and storage rooms.

Address: 324 and 326 Ormeau Road, Belfast,

Decision:

Decision Date: 09.06.2011

Ref ID: Z/2004/1975/A

Proposal: 48 sheet prismatic advertising board.

Address: 326 Ormeau Road, Ballynafoy, Belfast, Northern Ireland, BT07 2GE

Decision:

Decision Date: 21.10.2004

Ref ID: Z/1984/0051

Proposal: CHANGE OF USE TO RESTAURANT AND CARRY OUT WITH FLAT ABOVE

Address: 326 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/2006/1577/F

Proposal: DDA alteration to the main station (to provide disabled access). Temporary Enquiry office (portacabin) needed until works are completed.

Address: 332 Ormeau Road, Ballynafoy, Belfast, Northern Ireland, BT07 2GE

Decision:

Decision Date: 13.11.2006

Ref ID: Z/2005/1155/F

Proposal: Change of use from dwelling to 5 self-contained flats including a single storey rear extension.

Address: 4 St Jude's Avenue, Belfast

Decision:

Decision Date: 28.04.2006

Ref ID: Z/2000/0754/F

Proposal: 20 ft long brick garden wall to height of existing walls and access gates from alley.

Address: 10 St Jude's Avenue, Ballynafoy, Belfast, Northern Ireland, BT07 2GZ

Decision:

Decision Date: 21.09.2000

Ref ID: Z/1984/1212

Proposal: INSTALLATION OF ILLUMINATED SIGN

Address: 326 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/1976/0810

Proposal: CHANGE OF USE - DWELLING TO OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1977/0873
Proposal: CHANGE OF USE TO OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1977/0550
Proposal: CONVERSION OF DWELLING TO FUNERAL UNDERTAKERS AND OFFICES
Address: 330 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1986/0964
Proposal: Erection of fence and use of land as temporary car park
Address: BALLYNAFEIGH RUC STATION, ORMEAU ROAD, BELFAST BT7
Decision:
Decision Date:

Ref ID: LA04/2018/0284/PAN
Proposal: Demolition of former police station to allow for the erection of 2No. residential buildings, comprising of circa 60No. apartment units in total, ground floor retail space, landscaped courtyards, basement parking and all associated site works.
Address: Former Ballynefeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE,
Decision: PANACC
Decision Date:

Ref ID: Z/1973/0231
Proposal: CONVERSION OF DWELLING TO 3 FLATS
Address: 338 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/2003/1391/A
Proposal: Crimestoppers sign
Address: Ballynefeigh PSNI, 332 Ormeau Road, Belfast, BT7 2GE
Decision:
Decision Date: 16.10.2003

Ref ID: Z/1974/1035
Proposal: PROPOSED HEALTH CENTRE FOR DEPARTMENT OF HEALTH AND SOCIAL SERVICES
Address: 332-338 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1982/1087
Proposal: ERECTION OF RUC STATION
Address: ADJACENT TO 330 ORMEAU ROAD, BT6
Decision:
Decision Date:

Ref ID: Z/1973/0232
Proposal: CONVERSION TO OFFICES
Address: 334 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1984/1556
Proposal: CONSTRUCTION OF BOUNDARY WALL AND SANGER AND THE
PROVISION OF TEMPORARY
Address: 332/338 ORMEAU ROAD
Decision:
Decision Date:

Ref ID: Z/1983/0993
Proposal: ERECTION OF TEMPORARY RUC STATION
Address: BALLYNAFEIGH RUC STATION
Decision:
Decision Date:

Ref ID: Z/1980/0891
Proposal: ERECTION OF PETROL FILLING STATION
Address: 332-338 ORMEAU ROAD, BT6
Decision:
Decision Date:

Ref ID: Z/1988/0388
Proposal: Erection of RUC Station (Renewal of Permission)
Address: ADJACENT TO 330 ORMEAU ROAD, BT7
Decision:
Decision Date:

Ref ID: Z/2002/0397/A
Proposal: Police Service Identification Crest
Address: Ballynafeigh Police Station, 332 Ormeau Road Belfast BT7 2GE
Decision:
Decision Date: 26.04.2002

Ref ID: LA04/2017/1518/PAN
Proposal: Demolition of former police station for 2 residential blocks comprising 65
apartments in total, ground floor retail space in Block A
Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE,
Decision: PANACC
Decision Date:

Ref ID: Z/2008/1923/F

Proposal: Extension to entrance, construction of guard house and replacement of front boundary wall and entrance gates.

Address: PSNI Station, Ballynafeigh, 332-334 Ormeau Road, Belfast

Decision:

Decision Date: 13.03.2009

Ref ID: Z/1998/6008

Proposal: Three storey building containing 3 apartments 2 St. Judes Avenue Belfast BT7

Address: 2 St. Judes Avenue

Decision:

Decision Date:

Ref ID: Z/1991/0014

Proposal: Change of use from hostel accommodation to offices

Address: 2 ST. JUDE'S AVENUE BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/1984/0463

Proposal: SURGERY

Address: 326 ORMEAU ROAD

Decision:

Decision Date:

Ref ID: Z/1987/1942

Proposal: Shop signage

Address: 451 ORMEAU ROAD BELFAST

Decision:

Decision Date:

Ref ID: LA04/2020/0432/DC

Proposal: Discharge of condition 8 LA04/2018/1415/F

Address: Former Ballynafeigh Police Station, 332 Ormeau road, Belfast, BT7 2GE.,

Decision: AL

Decision Date:

Ref ID: LA04/2018/1415/F

Proposal: Demolition of former derelict Police Station and the erection of a mixed use development comprising 2No. buildings with a total of 57 apartments. Block A comprises 33No. apartment units with 3No. ground floor cafe/restaurant/retail units. Block B comprises 24no. apartment units. Development includes communal landscaped courtyards, landscaping, basement car parking and all associated site and access works.

Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,

Decision: PG

Decision Date: 07.02.2019

Ref ID: LA04/2019/1364/CONT P

Proposal: Tree surgery to overhanging sycamore.

Address: Site 2 St Judes Avenue, Ormeau Road, Belfast, BT7 2GZ.,

Decision:
Decision Date:

Ref ID: LA04/2020/0440/DC
Proposal: Discharge of condition no 9 of LA04/2018/1415/F
Address: 332-334 Ballynafeigh, Ormeau Road, Belfast, BT7 2GE,
Decision: WITHDR
Decision Date: 28.01.2021

Ref ID: LA04/2021/1143/LDE
Proposal: External seating area for use by customers of the existing bar/restaurant
Address: The Errigle Inn, 312-320 Ormeau Road, Belfast, BT7 2GE,
Decision: PG
Decision Date:

Ref ID: Z/1988/1018
Proposal: Internal alterations to church
Address: ST JUDE'S PARISH CHURCH, ORMEAU ROAD, BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/1996/0320
Proposal: Alterations to existing roof (Listed Building Consent)
Address: ST JUDES PARISH CHURCH ORMEAU ROAD BELFAST BT7
Decision:
Decision Date:

Ref ID: Z/2004/2336/LB
Proposal: Internal alterations to church building to enhance provision for disabled access and use.
Address: St. Jude's Parish Church, Ormeau Road, Belfast, BT7 2GE.
Decision:
Decision Date: 24.01.2005

Ref ID: Z/2014/0029/F
Proposal: Replace boiler house
Address: St. Jude's Parish Church, Ormeau Road, Belfast, BT7 2GE,
Decision: PG
Decision Date: 11.04.2014

Ref ID: Z/2012/0855/F
Proposal: Installation of solar panels to southern plane of roof (Amended Scheme)
Address: St Jude's Parish Church, Ormeau Road, Belfast, BT7 2GE,
Decision: PG
Decision Date: 12.03.2013

Ref ID: Z/2014/0072/LBC
Proposal: Demolition of existing lean to boiler house and construction of new boiler house.
Address: St Judes Parish Church, Ormeau Road, Belfast, BT7 2GE,
Decision: CG

Decision Date: 10.04.2014

Ref ID: Z/2012/0854/LBC

Proposal: Installation of solar panels on southern plane of roof (Amended scheme)

Address: St Jude's Parish Church, Ormeau Road, Belfast, BT7 2GE,

Decision: CG

Decision Date: 12.03.2013

Ref ID: Z/1988/0234

Proposal: Alterations and extension to property

Address: 326 ORMEAU ROAD BELFAST BT7

Decision:

Decision Date:

Ref ID: LA04/2021/2198/A

Proposal: Retrospective application to retain existing 48 sheet internally illuminated advertising display

Address: Gable end wall of 326 Ormeau Road, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2021/0693/DC

Proposal: Discharge of conditions nos2 and 3 of planning approval La04/2018/1415/f

Address: 332-334 Ormeau Road, Belfast, BT7 2GE,

Decision: AL

Decision Date:

Ref ID: LA04/2020/2506/F

Proposal: Application to vary condition 9 LA04/2018/1415/F relating to odour abatement measures.

Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,

Decision:

Decision Date:

Ref ID: LA04/2021/0254/DC

Proposal: Discharge of conditions 4, 5 and 6 of LA04/2018/1415/F.

Address: Former Ballynafeigh Police Station, 332 Ormeau Road, Belfast, BT7 2GE.,

Decision:

Decision Date:

Ref ID: LA04/2021/0216/F

Proposal: Proposed balcony to Apartment 5, First Floor, Apartment Block B (retrospective)

Address: 332-334 Ormeau Road Belfast BT7 2GE,

Decision: PR

Decision Date:

Ref ID: LA04/2020/1362/F

Proposal: 2no. external retractable roofs to existing rear outdoor areas.

Address: The Errigle Inn, 312-320 Ormeau Road, Belfast, BT17 2GE,

Decision: PG

Decision Date: 12.11.2020

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: