

## Development Management Officer Report Committee Application

<b>Addendum Report</b>	
Committee Meeting Date: Tuesday 18 <sup>th</sup> January 2022	
<b>Application ID:</b> LA04/2020/0493/F	
<b>Proposal:</b> Alteration and extension of existing building to provide 4 No one bed apartments - Existing apartments replaced (Amended Description).	<b>Location:</b> 23 Glandore Avenue BT15 3FN and 2 Glanworth Gardens Belfast BT15 3FH
<b>Referral Route:</b> Request to be presented to Planning Committee by Elected Member	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Lawrence Bannon 21 Downview Avenue Belfast BT15 4EZ	<b>Agent Name and Address:</b> HR Jess LTD 1 Jordantown Road Newtownabbey BT37 0QD
<b><u>Addendum Report</u></b>  <p>This full application was presented to Planning Committee on Tuesday 17<sup>th</sup> August 2021 and was deferred to allow members of the Committee to visit the site. The site visit took place on Thursday 9<sup>th</sup> September 2021.</p> <p>Subsequent to the Site Visit the application was presented again to Planning Committee on 21<sup>st</sup> October, an objector outlined their concerns and the applicant indicated they were content to engage directly; Committee agreed to defer consideration of the application to allow for engagement between the applicant and local residents who had objected to the proposal.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report and first addendum attached below.</p> <p>Following the deferral by Planning Committee on 21<sup>st</sup> October the objectors, on the advice of the applicant, submitted a letter to the applicant's agent dated 22<sup>nd</sup> November detailing amendments they considered appropriate as follows;</p> <ul style="list-style-type: none"> <li>- A reduction in the number of 1no bed apartments, with more provision for accommodation suitable for families. The objectors suggested a reduction to 3no apartments.</li> <li>- Provision for 1no parking space within the site and a reduction in the requirement for on street parking.</li> <li>- Efforts to retain the existing rear return with existing architectural features on the site retained where possible. New brickwork should be consistent with the existing Victorian brick pattern and style.</li> </ul> <p>No new matters were raised that had not already been set out in previous objections and fully considered in the original Recommendation Report for Tuesday 17<sup>th</sup> August Committee and the late items pack for Committee on 21<sup>st</sup> October.</p>	

Following the submission of this letter on 22<sup>nd</sup> November, the agent confirmed to the Council on 7<sup>th</sup> December that, having considered the comments and the requests from the objectors, the applicant does not intend to amend the scheme previously presented to the Committee on 21<sup>st</sup> October. The current scheme, having been assessed against prevailing planning policy, was considered acceptable to Council Officers and the Agent considers that the amendments sought by residents are not necessary.

No further amendments have been submitted in respect of the proposed development.

**Recommendation - Approval**

As per the full case officer report and the first Addendum, the case officer recommendation is unchanged, it is considered that the proposed development complies with the relevant policy therefore recommendation is to approve.

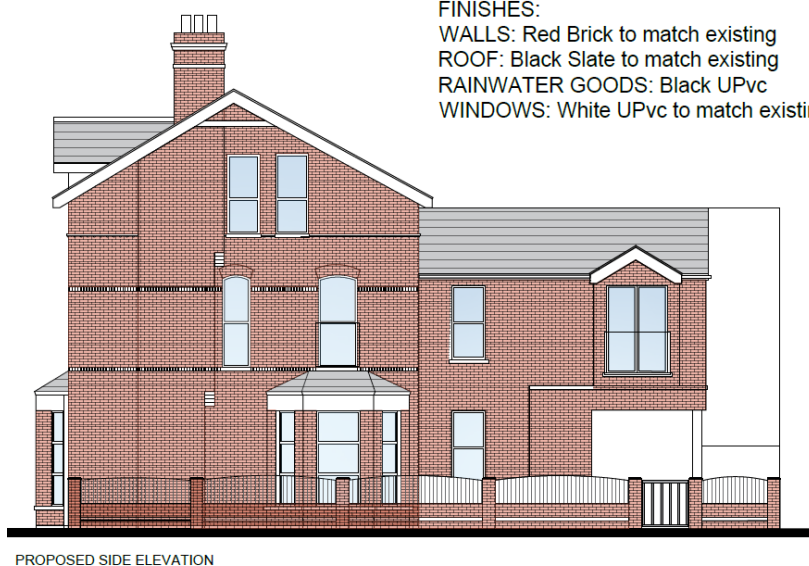
It is recommended that planning permission is granted with delegated power given to the Director of Planning and Building Control to finalise conditions.

## Development Management Officer Report Committee Application

<b>Addendum Report</b>	
Committee Meeting Date: Thursday 21st October 2021	
<b>Application ID:</b> LA04/2020/0493/F	
<b>Proposal:</b> Alteration and extension of existing building to provide 4 No one bed apartments - Existing apartments replaced (Amended Description).	<b>Location:</b> 23 Glandore Avenue BT15 3FN and 2 Glanworth Gardens Belfast BT15 3FH
<b>Referral Route:</b> Request to be presented to Planning Committee by Elected Member	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Lawrence Bannon 21 Downview Avenue Belfast BT15 4EZ	<b>Agent Name and Address:</b> HR Jess LTD 1 Jordantown Road Newtownabbey BT37 0QD
<b><u>Addendum Report</u></b>  <p>This full application was presented to Planning Committee on Tuesday 17<sup>th</sup> August 2021 and was deferred to allow members of the Committee to visit the site. The site visit took place on Thursday 9<sup>th</sup> September 2021.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>At the Planning Committee on Tuesday 17<sup>th</sup> August objectors raised concerns over the extent of demolition and that there appeared to be more demolition involved than was detailed in the Recommendation Report. Officers requested the extent of demolition to be clarified by the Agent with a detailed demolition plan.</p> <p>It was noted by officers at the site visit that the existing boundary which the drawings indicated was to be retained had fallen into a poor state of repair therefore the agent was also asked that this boundary would be replaced or restored rather than retained as indicated.</p> <p>A demolition plan and updated drawing was published to the planning portal on Monday 4<sup>th</sup> October and neighbours and objectors notified on 5<sup>th</sup> October 2021 that additional information had been received. The updated drawing alongside the demolition plan confirm that only the rear return and internal walls are to be demolished and that the roof of the original property remains in situ as detailed in the original recommendation report. The new rear return proposed is as per previous drawings.</p> <p>At the time of writing this report no further representations have been received with respect to the updated information; should any representations be received in advance of Committee they will be addressed within Late Items.</p>	



*Demolition Plan and Updated Plans Received 04/10/2021*



**Recommendation - Approval**

As per the full case officer report, the case officer recommendation is unchanged, it is considered that the proposed development complies with the relevant policy therefore recommendation is to approve.

It is recommended that planning permission is granted with delegated power given to the Director of Planning and Building Control to finalise conditions.

**Committee Application**

<b>Development Management Report</b>	
<b>Committee Date:</b> Tuesday 17th August 2021	<b>Application ID:</b> LA04/2020/0493/F
<b>Proposal:</b> Alteration and extension of existing building to provide 4 No one bed apartments - Existing apartments replaced (Amended Description).	<b>Location:</b> 23 Glandore Avenue BT15 3FN and 2 Glanworth Gardens Belfast BT15 3FH
<b>Referral Route:</b> Request to be presented to Planning Committee by Elected Member	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Lawrence Bannon 21 Downview Avenue Belfast BT15 4EZ	<b>Agent Name and Address:</b> HR Jess LTD 1 Jordantown Road Newtownabbey BT37 0QD
<b>Executive Summary</b> The application seeks full planning permission for the alteration and extension of the existing property which contains 2 no. apartments (1 no. 2 bedroom and 1 no. 4 bedroom) to provide 4 No one bedroom apartments. The 1-bedroom apartments will occupy 3 floors, with 1no apartment on the ground floor, 2no apartments on the first floor and 1no apartment on the second floor proposed (currently 1 no. apartment ground with second floor apartment occupying the first and second floors). The rear return will be replaced, it will be wider aligning with the main gable of the property but shorter in length allowing bin storage, cycle parking and private amenity space to be provided the rear of the apartments and increasing the separation distance with its neighbour to the south.	

The main issues to be considered in this case are:

- Principle of development
- Impact on the character and appearance of the area including the draft Area of Townscape Character
- Residential Amenity
- Access, Parking and Road safety
- Available Infrastructure

The application was neighbour notified and advertised in the local press. A total of 19 letters of objection have been received. These objections raised a number of concerns including, impact on the Area of Townscape Character, design, impact on amenity, parking provision, accuracy of the parking survey and the structural impact on adjoining property.

BCC Environmental Health Services was consulted and is content with the proposal subject to an informative being attached to the decision.

NIW has been consulted and offers no objection.

DfI Roads was also consulted and offered no objection subject to conditions.

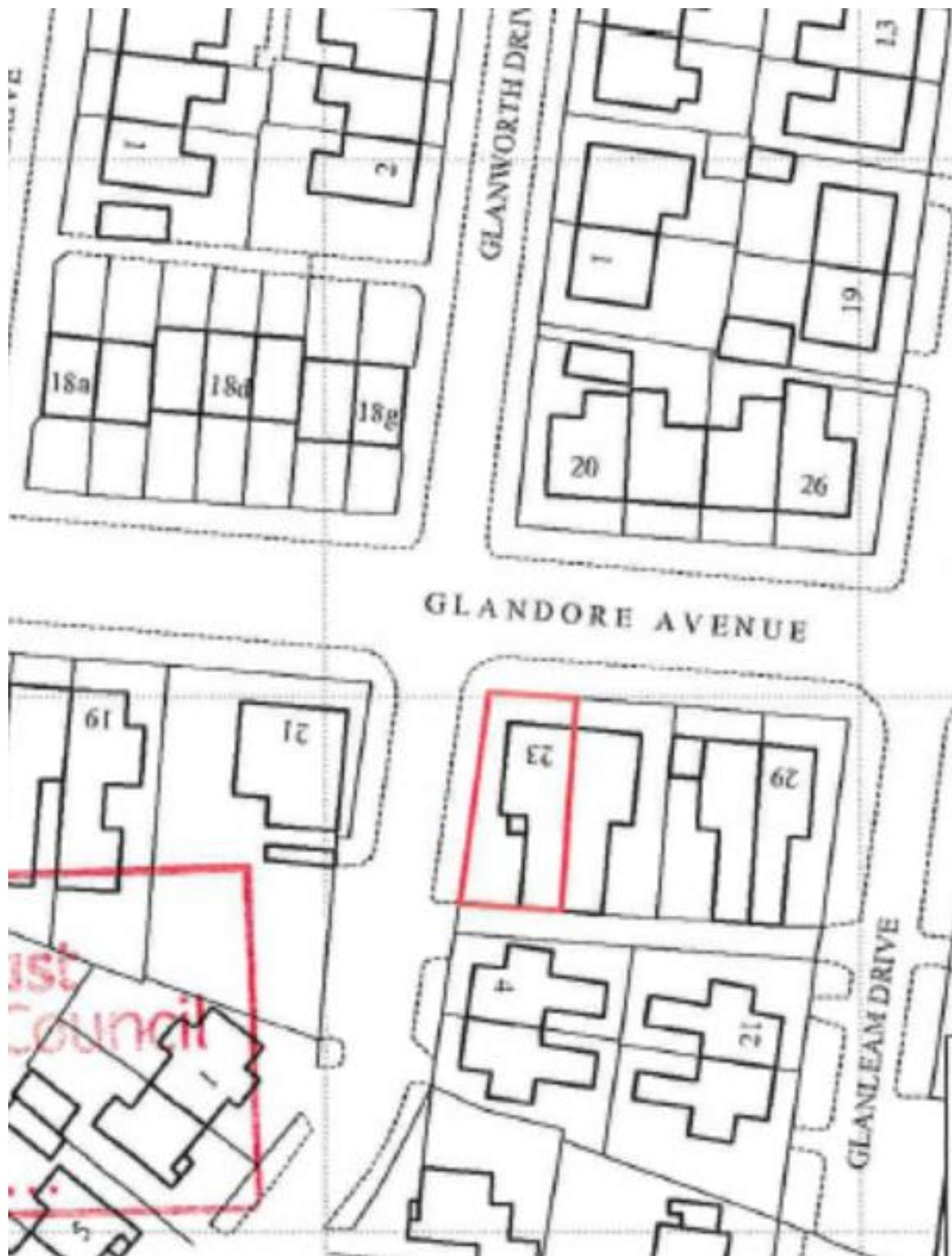
The proposal has been assessed against and is considered to comply with the BUAP, Draft BMAP, PPS3, PPS7, PPS7 Addendum, the SPPS and Creating Places.

**Recommendation:**

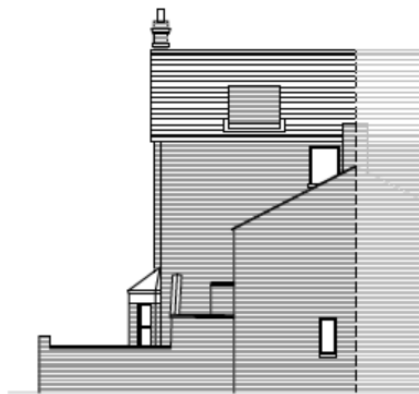
Having regard to the policy context and other material considerations above, the proposal is considered acceptable on balance and it is recommended that planning permission is granted subject to conditions with delegated power given to the Director of Planning and Building Control to finalise conditions.

## Case Officer Report

### Site Location Plan:



## EXISTING AND PROPOSED ELEVATIONS



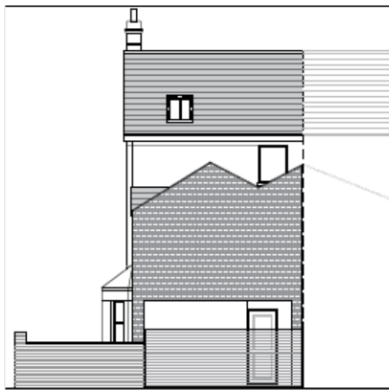
REAR ELEVATION  
(INTO 10th ALLEY)



FRONT ELEVATION  
(CLANDON AVE)



SIDE ELEVATION



Proposed Rear Elevation



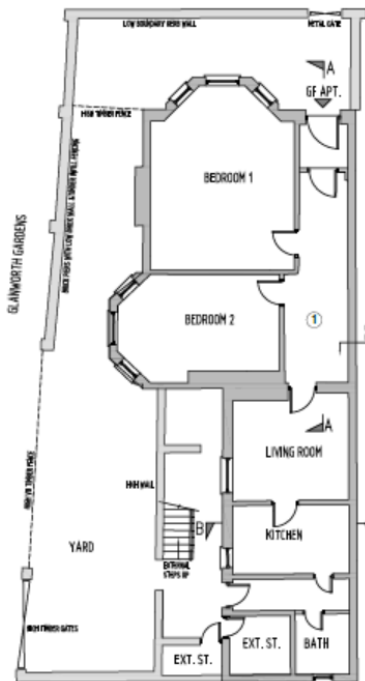
Proposed Front Elevation



Proposed Side Elevation



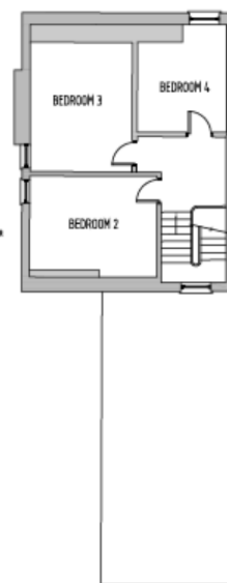
## EXISTING AND PROPOSED PLANS



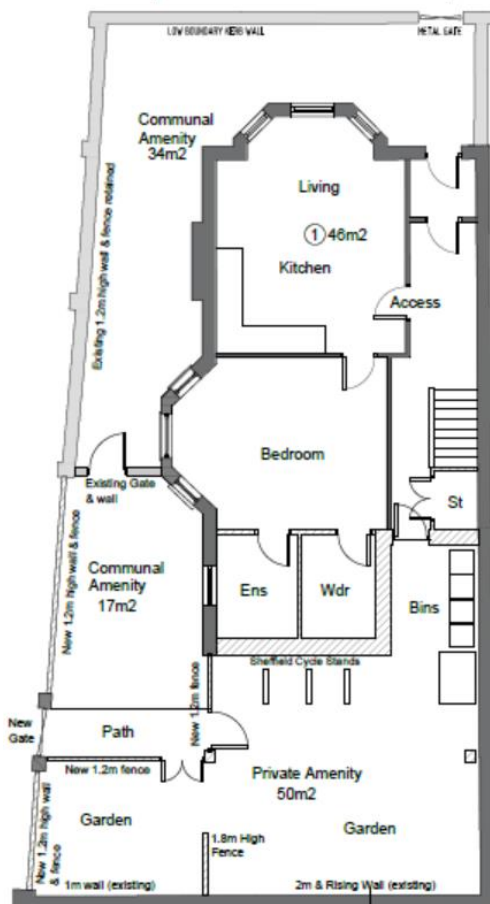
GROUND FLOOR PLAN



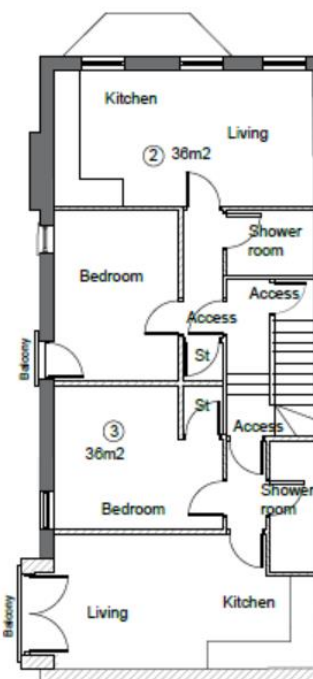
FIRST FLOOR PLAN



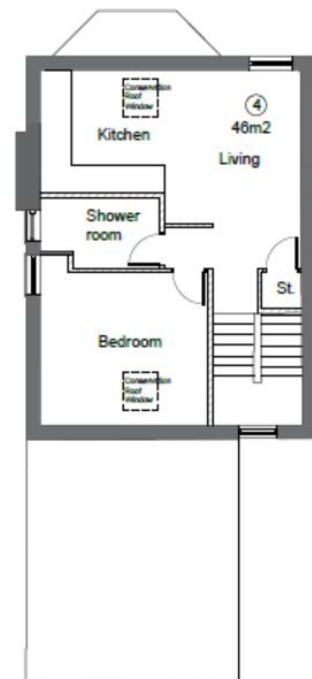
### SECOND FLOOR PLAN



### Proposed Ground Floor Plan



### Proposed First Floor Plan



### Proposed Second Floor Plan

A typical *Staphylococcus aureus* spread on a shower provides good support to the cycle and allows the spread to success with the faeces and strains without risk of damage. Strains should be 750mm high and a minimum of 750mm long. A desirable minimum distance of 1.00mm should be provided between strains to accommodate two cycles per year. Strains must be provided either by artificial or natural means. In the ground, it should be possible to find at least two or three in a row or a row of spores. Adequate space should be provided at the end of the shed to enable cycles

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The proposal is to replace 2 no. existing apartments with 4 no. 1 bedroom apartments with internal reconfiguration of the rooms and the demolition and replacement of the rear return.
1.2	The property will be accessed via a communal entrance on the ground floor of the front Glandore Avenue elevation which will lead to the 4no. apartments. Bin storage, cycle parking and amenity space is provided to the side and rear of the property for each of the apartments. Access to the rear is provided from Glanworth Gardens.
<b>2.0</b>	<b>Description of Site and Area</b>
2.1	The site is a large two and half storey semi-detached property finished in red brick. The site is located on the junction of Glandore Avenue and Glanworth Gardens. There is an existing two storey rear return on the building with a boundary wall enclosing a rear amenity area to the site which is used for the storage of bins. The surrounding area is primarily residential and is characterised by semi-detached and terrace dwellings finished in red brick and white render.
<b>Planning Assessment of Policy and Other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	Z/2009/0499/F 23 Glandore Avenue & 2 Glanworth Gardens, Belfast, BT15 3FB Alteration & extension of existing building to provide 3no. 1 bed apartments & 2no. 2 bed apartments. PERMISSION GRANTED
3.2	Z/2009/1332/F 23 Glandore Avenue and 2 Glanworth Gardens, Belfast, BT15 3FB. Alteration and extension of existing building to provide 3no. 1 bed apartments and 2no. 2 bedroom apartments - existing apartments replaced (amendment to approved scheme Z/2009/0499/F to include two storey bay with terrace on top) PERMISSION GRANTED
<b>4.0</b>	<b>Policy Framework</b>
4.1	Regional Development Strategy
4.2	Belfast Urban Area Plan 2001
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Draft Belfast Metropolitan Plan 2015 (published 2004) (dBMAP 2004)
4.5	Draft Belfast Metropolitan Area Plan 2015 (published 2014) (dBMAP 2015)
4.6	Planning Policy Statement 3: Access, Movement and Parking
4.7	Planning Policy Statement 7: Quality Residential Environments
4.8	Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas
<b>5.0</b>	<b>Statutory Consultees</b>
5.1	DFI Roads – Offered no objection to the proposal subject to conditions being attached to the decision relating to the provision of cycle parking and opening of gates included in the proposal. They were also reconsulted to consider the objections and were content with the submitted Parking Survey.
<b>6.0</b>	<b>Non Statutory Consultees</b>
6.1	Environmental Health – No objection subject to Informatives to be included on the decision notice.
6.2	NI Water – No objection – Advise applicant that consultation with them is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the

	availability of existing water and sewerage infrastructure and how their proposal may be serviced if not already applied for.
<b>7.0</b>	<b>Representations</b>
7.1	The application was neighbour notified on the 11 <sup>th</sup> March 2020 and advertised in the local press on the 13 <sup>th</sup> March 2020. The application was further neighbour notified on 22 <sup>nd</sup> December 2020 and 7 <sup>th</sup> April 2021 following amendments to the proposal. 19 letters of objection were received in total from 12 neighbours.
7.2	<p>Issues raised in the objections include:</p> <ul style="list-style-type: none"> <li>- impact on character of the area and draft ATC – see <i>Assessment below</i></li> <li>- number of units / size of the units / overdevelopment – see <i>Assessment below</i></li> <li>- impact on amenity – see <i>Assessment below</i></li> <li>- noise from additional units – <i>Environmental Health have no objection</i></li> <li>- devaluation of area – <i>not a material planning consideration</i></li> <li>- accuracy of the parking survey – <i>DfI Roads no objection, see Assessment below</i></li> <li>- provision of parking inadequate – <i>DfI Roads no objection, see Assessment below</i></li> <li>- health and safety – <i>developer responsible for ensuring construction complies with health and safety legislative requirements</i></li> <li>- hygiene concerns with respect to refuse/bins - <i>Environmental Health have no objection</i></li> <li>- shared boundary with the adjoining property and potential structural damage by demolition of the rear return / shared chimney – <i>boundary issues are a civil matter; it is the developers' responsibility to engage with the neighbouring property to agree any works to a shared boundary;</i></li> <li>- sewage issues – <i>NIW raised no objection</i></li> <li>- location of flues / pipes – <i>the rear return slopes away from the adjoining property and all service related pipework and flues should be contained within applicants own boundary as existing, Informatives will be attached</i></li> </ul>
<b>8.0</b>	<b>Assessment</b>
8.1	<p><u>Principle of development</u></p> <p>The site is within the development limit of Belfast as designated in both the BUAP and the draft BMAP (both versions). The site is unzoned whiteland within the proposed Glandore Gardens ATC designation within Draft BMAP.</p>
8.2	There is an existing residential use on the site, the property has previously been converted into two apartments. A previous application under reference Z/2009/1332/F was approved on the site for 3no. 1 bed apartments and 2no. 2 bedroom apartments. This approval was never implemented and has lapsed.
8.3	Given the existing apartment use on site the principle of a residential use for apartments is established and therefore the principle of development is acceptable subject to other material considerations.
8.4	The SPPS requires development to cause no demonstrable harm to interests of acknowledged importance. Interests of acknowledged importance in this case are the surrounding character of the area; neighbouring amenity, and traffic, access and parking.
8.5	<u>Impact on the character and appearance of the area including the draft Area of Townscape Character</u>

	Any proposal for residential development should conform to all of the points (a)-(l) in Policy QD1 of PPS7. Development should produce an appropriate level of design and create a quality and sustainable environment. Development should not cause unacceptable harm to local character, environmental quality or residential amenity.
8.6	<p>During the processing of the application amendments were secured to: -</p> <ul style="list-style-type: none"> <li>• Reduce the scheme from 5 to 4 No. Units</li> <li>• Retain the side bay window</li> <li>• Increase private amenity space provision</li> <li>• Reconfigure the bike storage and bin areas</li> <li>• Incorporate a revised internal layout to enable all occupants to access the rear private amenity space</li> <li>• Revise boundary wall &amp; fences to continuation of existing.</li> </ul>
8.7	The proposal retains the original property, only the rear return is to be removed. Its replacement is wider but shorter than the original enabling private amenity space to be created to the rear. It remains subservient to the original property in terms of height.
8.8	The proposal is considered acceptable in terms of layout, scale and massing within the context of the surrounding area, therefore it is compliant with criterion (a) of Policy QD1. The proposed extension and alterations to the existing building are considered sympathetic to the character and design of the building. The scale of the replacement rear return is considered acceptable in context with the existing building and the surrounding area.
8.9	There are other apartment properties in the area. There is a variety of rear returns within the area. The replacement will utilise the same materials as existing. The proposal is not out of keeping with the character of the surrounding area.
8.10	The scheme will not erode the character or amenity of the area and the proposal does not constitute over development each of the units meeting space standards contained within Annex A of the Second Addendum to PPS 7. Apartments nos 2 & 3 are the smallest in area, however still meet the space standards of a 1no bed apartment with an area of 37sqm (requirement 35sqm).
8.11	The property is located within Glandore Gardens Area of Townscape Character. In draft BMAP 2004 the key features cited for this draft ATC are the two and three storey terrace dwellings, broad tree lined roads with views over the City and Cavehill, three storey brick terraces to Antrim Road and two storey brick terraces on side roads. As this is a draft ATC the policies within the addendum to PPS 6 do not apply however the character of the draft ATC remains a material consideration when assessing demolition and redevelopment. This proposal retains the original property which is a two storey semi-detached red brick dwelling with internal alterations only proposed, the main chimney on the gable is retained and the proposal was amended to retain the large bay window on the side gable; demolition and replacement is of the rear return only. There is a mixture of rear returns of varying design, sizes and finishes in the area, it is not considered that the rear return to be demolished is integral to the character of the overall draft ATC. Its replacement remains below the eaves height of the original property, remains subservient in nature and utilises red brick walls and black slate roof to match existing. To ensure high quality materials are secured that respect the character and appearance of the area, it is recommended a condition be attached requiring samples of the external materials to be submitted for agreement by the Council.

8.14	It is considered that there will be no detrimental impact on the character of the proposed ATC. The proposal complies with the SPPS, Planning Policy Statement 7 and its associated addendum.
8.15	<p><u>Residential Amenity</u></p> <p>The development will create a safe environment with clearly defined defensible space to the front and side of the property with enclosed front and side gardens. Creating Places recommends 10sqm of private amenity space per apartment; 50sqm of private amenity is provided to the rear of the apartments. There is also provision of enclosed space for bin storage and cycle parking. The first floor apartments benefit from a small balcony. Overall there is 101sqm of private and communal amenity space which is in excess of guidance.</p>
8.16	The apartments all comply with the space standards as set out in Annex A of PPS7 Addendum.
8.17	All of the proposed windows within habitable parts of the building will have an acceptable outlook to Glandore Avenue and Glanworth Gardens. There is no overlooking to the private amenity of neighbouring properties. The side gable on to Glanworth Gardens already provides outlook for habitable rooms and whilst the rear return will extend to the side to align with the main house it will be reduced in length and will remain further away from the side gable and boundary of properties on the opposite roadside of Glanworth Gardens than adjacent existing dwellings, the separation distance will ensure there will be no unacceptable impact on the private amenity of neighbouring properties by way of overlooking. The replacement rear return will have a smaller footprint and be further away from its rear neighbour at no. 4 than existing.
8.18	In terms of dominance or overshadowing the proposal is not considered to impact on neighbouring properties given it is reduced in size.
8.19	In terms of noise, Environmental Health were consulted and considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offered no objection.
8.20	In light of the above, it is considered that an adequate level of residential amenity would be maintained for future and existing occupiers in accordance with PPS7, its associated addendum and the SPPS.
8.21	<p><u>Access, Parking and Road safety</u></p> <p>The planning application is supported by a Parking Report. The existing property has no in curtilage parking and no new parking is proposed as part of this application. Three sheltered Sheffield cycle stands are proposed within the rear of the site.</p>
8.22	The Parking Report demonstrates that there is available capacity of on-street parking within the vicinity of the site to accommodate the requirements of the development without having an adverse impact on existing parking within the area. DfI Roads have reviewed the Parking Report and are content with its findings.
8.23	DfI Roads were consulted and have no objection to the proposed development subject to conditions. DfI Roads were reconsulted on the objections from third parties relating to the accuracy of the parking statement provided, they again provided no objection to this or the overall proposal.

8.24	The proposal is located within close proximity to public transport and neighbourhood facilities.
8.25	The existing property has 2 no. apartments, 1 no. 2 bedroom and 1 no. 4 bedrooms, as such there are 6 bedrooms in total. This proposal is for 4 no. one bedroom apartments therefore it is considered that the use/occupancy of the property will not be intensified, and existing arrangements suffice.
8.26	The impact of the proposal on the local road network is therefore considered to be acceptable in terms of traffic and road safety and would comply with Draft BMAP, PPS3, PPS7 and the SPPS.
8.27	<u>Available Infrastructure</u> NI Water have no objection to the proposal. Owing to the scale and nature of development proposed, it is not considered that proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation.
8.28	<u>Conclusion</u> Having regard to the policy context and other material considerations above, the proposal is considered to comply with the Area Plan, SPPS, PPS7, PPS 7 Addendum and Creating Places. Planning permission is recommended subject to conditions.
<b>9.0</b>	<b>Summary of Recommendation – Approval</b>
9.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and it is recommended that planning permission is granted subject to conditions with delegated power given to the Director of Planning and Building Control to finalise conditions.
<b>10.0</b>	<p><b>Conditions</b></p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site in accordance with proposed floor plan and elevation Drawing No.04C received by Belfast Planning Service on 2nd April 2021 . These facilities shall be permanently retained on the site.</p> <p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>3. Gates (if erected) shall not open towards the public footway.</p> <p>Reason: In the interests of pedestrian safety and the convenience of other road users</p> <p>4. Notwithstanding the materials outlined on the approved plans, the development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p>

	<p>Reason: To protect the visual amenities of the area.</p> <p>Informatives</p> <ol style="list-style-type: none"> <li>1. The applicant is advised that all development should be within the 'red line' boundary of the application site, any disruption to the boundary requires the consent of the neighbour.</li> <li>2. This permission does not confer title.</li> <li>3. Due to the proximity of residential accommodation to the proposed development site, the applicant would be advised of the following good practice documents for noise control during the demolition/construction phase of the development: <ul style="list-style-type: none"> <li>I. Belfast City Council's Noise Control Advice Note for Construction and Demolition Sites (available at <a href="http://www.belfastcity.gov.uk/buildingcontrol-environment/noisecontrol/typesofnoise.aspx">http://www.belfastcity.gov.uk/buildingcontrol-environment/noisecontrol/typesofnoise.aspx</a>.) and</li> <li>II. British Standard 5228-2009+A1:2014 - Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration.</li> </ul> </li> <li>4. In the event that unexpected contamination is encountered during the approved development of this site, the development should cease and the applicant should contact the Planning Authority. Investigation of the contamination, risk assessment and, if necessary, remediation work, should be undertaken and verified in accordance with current best practice.</li> <li>5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.</li> <li>6. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast North Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.</li> <li>7. All construction plant and materials shall be stored within the curtilage of the site.</li> <li>8. Provision shall be made to the satisfaction of DfI Roads, to ensure that surface water does not flow from the site onto the public road.</li> </ol>
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ANNEX	
<b>Valid</b>	19 <sup>th</sup> February 2020
<b>Date First Advertised</b>	13 <sup>th</sup> March 2020
<b>Date Last Advertised</b>	9 <sup>th</sup> April 2021
<b>Details of Neighbour Notification</b> (all addresses)  11/03/2020  Details of Neighbour Notification (all addresses) 1 Glanworth Gardens,Belfast,Antrim,BT15 3FH  1, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH  18g ,Glandore Avenue,Belfast,Antrim,BT15 3FB  18g, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  19, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  19, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  20 Glandore Avenue,Belfast,Antrim,BT15 3FB  21 Glandore Avenue,Belfast,Antrim,BT15 3FB  21, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  21, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  21, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  21, Glandore Avenue, Belfast, Antrim, Northern Ireland, BT15 3FB  22 Glandore Avenue,Belfast,Antrim,BT15 3FB  22, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH  25 Glandore Avenue Belfast Antrim  25 Glandore Avenue,Belfast,Antrim,BT15 3FB  25, Edgcumbe Gardens, Belfast, Down, Northern Ireland, BT4 2EG  25, GLANDORE AVENUE, BELFAST, ANTRIM, Northern Ireland, BT15 3FB  25, GLANDORE AVENUE, BELFAST, ANTRIM, Northern Ireland, BT15 3FB  25, GLANDORE AVENUE, BELFAST, ANTRIM, Northern Ireland, BT15 3FB  25, GLANDORE AVENUE, BELFAST, ANTRIM, Northern Ireland, BT15 3FB	



25, GLANDORE AVENUE, BELFAST, ANTRIM, Northern Ireland, BT15 3FB	
27, Edgumbe Gardens, Belfast, Down, Northern Ireland, BT4 2EG	
4 Glanworth Gardens,Belfast,Antrim,BT15 3FH	
4, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH	
4, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH	
6, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH	
8 Glanworth Gardens Belfast Antrim	
8, Glanworth Gardens, Belfast, Antrim, Northern Ireland, BT15 3FH	
Flat 1,25 Glandore Avenue,Belfast,Antrim,BT15 3FB	
Flat 2,25 Glandore Avenue,Belfast,Antrim,BT15 3FB	
<b>Date of Last Neighbour Notification</b>	07/04/2021
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01 – Site Location Plan 04C – Site Plan, Existing and Proposed Plans and Elevations	
<b>Notification to Department (if relevant) – N/A</b> Date of Notification to Department: Response of Department:	
<b>Elected Representatives:</b> N/A	