

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 January 2022	
Application ID: LA04/2020/2042/F	
Proposal: Proposed erection of 10 no. general needs and 2 no. complex needs (social housing) dwellings with associated car parking, amenity space, hard and soft landscaping and access arrangements from Alloa Street (12 units in total).	Location: Lands to the north of Alloa Street and south & east of 152-162 Manor Street Belfast.
Referral Route: Approval recommended without agreement with Statutory Consultee - DFI Roads.	
Recommendation: Approve subject to conditions.	
Applicant Name and Address: Clanmil Developments Limited Northern Whig House 3 Waring Street Belfast BT1 2DX	Agent Name and Address: Turley 3 Joy Street Belfast BT2 8LE
Executive Summary: This application seeks full planning permission for 10 no. general needs and 2 no. complex needs (social housing) dwellings with associated car parking, amenity space, hard and soft landscaping and access arrangements from Alloa Street. The main issues to be considered in this case are: <ul style="list-style-type: none"> The principle of the proposal at this location Design, layout and impact on the character and appearance of the area Impact on amenity Loss of Open Space Access, Movement and parking Infrastructure capacity Other Environmental Considerations <p>The application site is unzoned land within the development limit of the Belfast Urban Area as identified in the BUAP, draft BMAP 2004 and dBMAP 2015. Historically, the application site was occupied by residential accommodation. The surrounding area is predominantly residential in character. The site, when cleared, was grassed over and as such the application site is amenity green space which is protected under PPS 8 Policy OS1 unless it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.</p>	

The proposal is for social housing consisting of complex needs units and general needs housing. NI Housing Executive have expressed their support for the proposal. The proposal will be secured for social housing through the means of a Section 76 Planning Agreement. It is considered, taking all matters into consideration, in particular the past residential use on the site and the proposed provision of social housing, that the proposed redevelopment of the site for social housing is therefore, on balance, acceptable in principle.

The proposed development will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the surrounding area and neighbouring properties. It is considered that the proposal will not raise any unacceptable issues in relation to residential amenity including overshadowing, loss of light and overlooking.

Car parking is provided in the form of two in-curtilage spaces for each of the complex needs units. The 10 general needs dwellings will be served by 16 communal spaces proposed as parallel bays off the proposed carriageway. Creating Places parking requirements are 17 unassigned spaces. Hence there is a shortfall of 1 space. A separate parking study has been undertaken identifying that the surrounding streets can accommodate any additional parking spaces required.

It is considered that DFI Roads request for 3 year travel cards for each unit would not be justified in this case. The developer has submitted a Travel Plan which details the appointment of a travel coordinator within the Housing Association managing the site and the provision of 1 year membership of a bike scheme i.e. Belfast Bikes for each dwelling and officers consider this to be reasonable. All other parking and access matters are resolved and final conditions on those are awaited.

Rivers Agency and BCC Environmental Health offer no objections to the proposal.

NI Water advise that there is capacity at the WWTW and offer advice on foul and sewer connections. They can consider connection to the drainage system where the applicant can demonstrate like for like development. This site was previously developed for housing, with demolition of the last remaining properties as recent as 2015 as such a positive outcome to the PDE is anticipated and it is considered on balance that the issue can be resolved by means of a negative condition to address this matter.

No letters of objection have been received. A letter of support from the Lower Oldpark Community Association was submitted by the applicant as part of the proposal.

Having regard to the policy context and all material considerations, the proposal is considered on balance to be acceptable and planning permission is recommended for approval. It is considered in this case given the obvious benefits of bringing forward much needed new housing stock that permission should be granted with conditions alongside a Section 76 to secure social housing.

Recommendation - Approval subject to conditions and Section 76 Agreement.

It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan





Site Layout Plan

Characteristics of the Site and Area

1.0 Description of Proposed Development

- 1.1 Proposed erection of 10 no. general needs and 2 no. complex needs (social housing) dwellings with associated car parking, amenity space, hard and soft landscaping and access arrangements from Alloa Street (12 units in total).
- 1.2 The dwellings are to be arranged in a conventional linear form replicating the street pattern of the wider area. Two single storey Complex Needs dwellings are proposed to front onto Manor Street and a terrace of 10 General Needs dwellings are arranged to front onto the proposed new carriageway within the site. The General Needs dwellings comprise a mix of two and a half storey 5-person three-bedroom units and two storeys 3-person two-bedroom units.
- 1.3 The proposed units will benefit from the provision of private rear amenity space and defensible space to the front of the dwellings. Car parking is provided in the form of two in-curtilage spaces for each of the complex needs units which will be accessed from Manor Street. The 10 general needs dwellings will be served by 16 communal spaces proposed as parallel bays off the proposed carriageway; the parking bays are softened by interspersed planting of trees.
- 1.4 The dwellings are proposed to be constructed in red clay facing brick with blue/black roof slates and black ridge tiles.

2.0	Description of Site	
2.1	The application site is situated at the junction of Alloa Street and Manor Street. The site comprises an undeveloped parcel of land which extends to approximately 0.3 hectares in size.	
2.2	The land was previously developed for residential use however the dwellings were demolished, and the site cleared in phases between 2007 and 2015. The land within the site is predominantly grassed over and gently slopes down from its highest point at the junction of Alloa Street and Manor Street towards the north east.	
2.3	The site shares a mutual boundary with the dwellings at 152-162 Manor Street which is delineated by 1.8m high timber fencing along the western extent. The boundaries of the remainder of the site are undefined.	
2.4	An existing vehicular access from Alloa Street and associated internal carriageway which previously served the dwellings on the site remains in situ and extends across the site to the northern boundary.	
2.5	The site is located within the urban area of North Belfast. The surrounding area is predominantly residential in character with a number of ancillary facilities interspersed throughout the local vicinity. The lands to the west and south comprises high density housing synonymous with this inner urban location. The residential provision comprises a mix of two or two and a half-terraced dwellings and flats generally constructed of red brick with traditional pitched slate roofs.	
2.6	The dwellings largely rely on on-street or communal parking provision. The primary open space provision for the local community is provided immediately north and east of the application site. To the north is a grassed area with a community walkway which connects the residential street to the children's play park and informal sports pitches to the east of the site. Beyond the play park to the east is Girdwood Community Hub which provides a range of community and leisure facilities for the surrounding communities.	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History	
	There is no recent planning history on this site. (Last used for housing)	
4.0	Policy Framework	
4.1	Belfast Urban Area Plan	
4.2	Draft Belfast Metropolitan Area Plan 2004	
4.3	Draft Belfast Metropolitan Area Plan 2015	
	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. 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.	
	4.3.1	Policy Sett 2 Development within Metropolitan Development Limits and Settlement Development Limits
4.4	Regional Development Strategy (RDS) 2035	

4.5	Strategic Planning Policy Statement 2015 (SPPS)
4.6	Planning Policy Statement 3 – Parking, Movement and Access. Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 7 (Addendum): Safeguarding the Character of Established Residential Areas Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	DFI Roads – Unacceptable in terms of the “green travel measures” as of 14 th October 2021. All other matters resolved.
5.2	Northern Ireland Water (NIW) – developer advised to contact NIW to arrange connection to sewers.
5.3	DFI Rivers – No objection subject to conditions
5.4	NI Housing Executive - Supportive of the proposal.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objection subject to conditions
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No objection has been received with regard to the proposal. A letter of support from the Lower Oldpark Community Association was submitted by the applicant as part of the proposal.
8.0	Other Material Considerations
8.1	Creating Places
8.2	Parking Standards
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on amenity • Loss of Open Space • Access, Movement and Parking • Infrastructure capacity • Other Environmental Considerations
9.2	<u>Principle of development</u> The application site is unzoned land within the development limit of the Belfast Urban Area as identified in the Plan. Within dBMAP the application site is unzoned land within the development limit of Belfast City. There were no representations made during the public inquiry process for BMAP which sought to zone the application site for any purpose and as such the application site remained as unzoned land in the unlawfully adopted BMAP. Historically, the application site was occupied by residential accommodation. The surrounding area is predominantly residential in character.

9.3	The site, when cleared, was grassed over and as such the application site would currently fall under the definition of part A2 (iii) amenity green space as defined by Annex A of PPS 8. Policy OS1 – Protection of Open Space of PPS8 states that “ <i>the Department will not permit development that would result in the loss of existing open space or land zoned for the provision of open space</i> ”, however the following paragraph goes on to state that “ <i>an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space</i> ”.
9.4	The current protection of the site under PPS 8 is a key consideration in the assessment of the principle and the consideration of this is set out in full in the report below.
9.5	The proposal is for social housing consisting of complex needs units and general needs housing. NI Housing Executive have expressed their support for the proposal. The proposal will be secured for social housing through the means of a Section 76 Planning Agreement. It is considered, taking all matters into consideration as set out below, that the proposed redevelopment of the site for social housing is therefore, on balance, acceptable in principle.
9.6	<u>Design, Impact on character and appearance of the area</u> The proposed scheme comprises 12 dwellings arranged in a conventional linear form replicating the street pattern of the wider area. Two single storey Complex Needs dwellings are proposed to front onto Manor Street and a terrace of 10 General Needs dwellings are arranged to front onto the proposed new carriageway within the site. The General Needs dwellings comprise a mix of two and a half storey 5-person three-bedroom units and two storeys 3-person two-bedroom units.
9.7	The proposed separation distances, window placement and use of obscured glazing assist in mitigating against any potential adverse impact on the neighbouring residential amenity.
9.8	Unit 10, located at the junction of Alloa Street and the new internal carriageway, has also been designed to include a curved exterior wall and projecting bay at first floor level. The proposed design is intended to create a feature which helps to turn the corner and add interest to the streetscape. This dwelling and Unit 11 are both designed as dual-fronted dwellings in order to provide frontage onto the respective public roads and avoid expansive blank gables which make no contribution to the local streetscape. The amenity spaces for these dwellings are proposed to be enclosed along Alloa Street by a 1.8-metre-high wall which is set back from the public footpath. A landscape buffer is proposed between the public footpath and boundary wall to soften the visual impact of the wall and mitigate against opportunities for anti-social behaviour.
9.9	The palette of materials and finishes proposed for the treatment of the elevations reflect those found in the surrounding residential area and offer a more modern and contemporary approach to the traditional built form. The proposed development will be enhanced by quality hard and soft landscaping around the buildings. This will not only create a high-quality living environment for prospective residents but will make a positive contribution to the character of the local area.
9.10	The proposed units benefit from the provision of private rear amenity space and a small level of defensible space to the front of the dwellings. The rear gardens are between 44 and 75 square metres in size. This level of provision is in accordance with the standards set out in the Creating Places guidance document. The rear amenity spaces are proposed to be enclosed by 1.8m high close boarded timber fencing.

9.11	The dwellings are proposed to be constructed in red clay facing brick with blue/black roof slates and black ridge tiles. Windows and doors are proposed to be made from hardwood and double glazed. Rainwater goods are proposed to be formed of black cast aluminium.
9.12	The density of development has also been carefully considered to reflect the existing density in the surrounding context. The proposed density of the scheme is 40 dwellings per hectare (dph) which is in keeping with the density exhibited by the existing and committed developments in the immediate context of the application site. The scale, form and massing of the proposed development is also in keeping with the overall character of the area immediately surrounding the application site. The design, building line, ridge heights, fenestration and solid to void proportions are typical of the surrounding area. As such the proposal is in keeping with the locality and is compliant with PPS 7 Policy QD1.
9.13	Overall, the proposed development would not cause unacceptable harm to the local character, appearance and environmental quality of the area of the area in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS.
9.14	<u>Impact on Amenity</u> Careful consideration has been given to the surrounding context in the detailed design of the layout and arrangement of the scheme, internal arrangement of the dwellings and window placement to minimise the potential impact on neighbouring land uses in terms of overlooking.
9.15	The layout/aspect of all buildings within the site is such that there will be no significant overlooking into neighbouring properties. In addition, there is sufficient separation distances to existing neighbouring properties to ensure that dominance and overshadowing will not occur to an unacceptable degree. There will be no opportunity for overlooking into neighbouring properties due to the separation distances.
9.16	In terms of prospective residents, each unit has adequate outlook to the public street and external amenity areas. It is considered that the design, layout and separation distances proposed are acceptable and will not impinge on residential amenity via overlooking, dominance, loss of light or overshadowing.
9.17	Residential use is not normally associated with the generation of significant noise or odour. Similarly, the existing land uses in the immediate context of the application site are not considered to be significant noise or odour generating uses. The Environmental Health Service has considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offers no objection.
9.18	In light of the above, it is considered that an adequate level of residential amenity would be maintained for future occupiers in this urban location in accordance with Policy QD1 of PPS7 and the SPPS.
9.19	<u>Loss of Open Space</u> The site, when cleared, was grassed over and as such the application site would currently fall under the definition of part A2 (iii) amenity green space as defined by Annex A of PPS 8. The applicant submitted a statement specifically to set out their consideration of the loss of existing open space as a result of the development proposal.
9.20	This advised that the application site currently comprises land which has been cleared and grassed over. The site has however historically been developed for housing for over a century, with historic mapping indicating the site was initially developed late in the 19th

	Century. The land remained developed for housing (approximately 24 units based on Google Earth imagery) until approximately 16 of the dwellings were demolished between 2007 and 2009. The remaining dwellings (approximately 8) were demolished sometime between 2010 and 2015.
9.21	The applicant further advises that whilst the site is grassed over, they consider that this land primarily offers only limited visual amenity value, is not in regular active use and the existing children's play park and informal grassed pitch adjacent to the site, are considered to be a safer space for recreation as it is enclosed on all sides and is clear of roads and parking areas. This formal provision performs a strategic function in the public open space provision for the wider community. They advise that there are also a number of other grassed spaces within the surrounding area which provide informal open space and are readily accessible and available to serve the needs of the local community.
9.22	The applicant has undertaken an exercise measuring the extent of the site and the spaces in the surrounding area using Spatial NI data. They have calculated that the site extends to approximately 2,476sqm in size and the overall space in the immediate area (including the site) extends to approximately 40,695 sqm. This indicates that the redevelopment of the site for housing would reduce the overall provision by 6.3%. This calculation does not include the Girdwood Leisure Centre which is located to the south east of the site nor the significant grassed area beyond this.
9.23	The regional policy for the retention of existing open space is set out in policy OS1 of PPS8. Policy OS1 – Protection of Open Space of PPS8 states that <i>“the Department will not permit development that would result in the loss of existing open space or land zoned for the provision of open space”</i> , however the following paragraph goes on to state that <i>“an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space”</i> .
9.24	The applicant advises that the development will generate substantial community benefit in fulfilling an identified site-specific need for social housing and the scheme will also go some way to reducing the pressing demand for social housing in the local area. The provision of social housing on this site in accordance with a social housing need defined and supported by the Northern Ireland Housing Executive and the proposed complex needs units are intended to provide accommodation to meet the specific needs of two families who are currently in unsuitable and unsustainable living arrangements.
9.25	The applicant also advises that the development will see the generation of much needed employment opportunity within the local construction industry for the duration of the build contract. DfC require Clanmil Housing Association to apply a social clause when awarding a contract for the construction phase of the project and local unemployed people will be given the opportunity of apprenticeships for the duration of the building works. The applicant has also engaged with the local community in the preparation of the development proposal for this site. Following significant dialogue with community representatives through the Lower Old Park Community Association (LOCA) the scheme has evolved into a proposal which the community supports. This is evidenced in the letter of support from LOCA provided with the application submission.
9.26	Having considered all the matters as set out above it is considered, on balance, that the proposed scheme can be deemed an exception to the provisions of Policy OS1 of PPS8 subject to a Section 76 agreement to secure the provision of social housing.

9.27	<p><u>Access, Movement and Parking</u></p> <p>Car parking is provided in the form of two in-curtilage spaces for each of the complex needs units which will be accessed from Manor Street. The 10 general needs dwellings will be served by 16 communal spaces proposed as parallel bays off the proposed carriageway. Creating Places parking requirements are as follows: -</p> <ul style="list-style-type: none"> - 2 Bed terraced = 1.5 unassigned spaces per dwelling - 3 Bed terraced = 1.75 unassigned spaces per dwelling
9.28	<p>For a development of 3 No. 2 bed terraces and 7 No. 3 bed terraces, the required parking is 17 unassigned spaces. Hence there is a shortfall of 1 space. A separate parking study has been undertaken identifying that the surrounding streets can accommodate any additional parking spaces required.</p>
9.29	<p>Access to the site is proposed to be taken from the position of the existing vehicular access along Alloa Street. Minor works are proposed to enhance the access arrangement, to ensure the geometry is in accordance with the prevailing standards and also to provide tactile paving in order to improve the safety of pedestrians crossing the site access.</p>
9.30	<p>A Travel plan has been submitted which details the appointment of a travel coordinator within the Housing Association managing the site and the provision of 1 year membership of a bike scheme i.e. Belfast Bikes for each dwelling.</p>
9.31	<p>DFI Roads commented that the layout and access arrangements are acceptable. They requested “green travel measures” such as a 3-year Translink travel card, membership to Belfast bikes and a car sharing club. However, the level of parking provision and measures set out in the submitted Travel Plan are considered sufficient to ensure the likely parking demand can be accommodated and encourage the use of sustainable transport. It is considered that the parking provision proposed is sufficient to accommodate the level of demand likely to be generated by the proposal. Planning service do not feel the requirement for 3 year travel cards can be justified in this instance. It would be difficult to argue that the proposed development would result in any material increase in terms of parking pressure on the surrounding area. Whilst it is acknowledged that the proposal is providing a slightly reduced standard (- 1 space), it must be taken into consideration what the existing site circumstances are. It is not considered that 3 year travel cards would be justified in this case.</p>
9.32	<p>All other parking and access matters are resolved and final conditions on those are awaited. On balance, it is considered that the proposal complies with PPS 3. The Green Travel Measures proposed will be secured through the Section 76 Agreement.</p>
9.33	<p><u>Infrastructure Capacity</u></p> <p>NI Water advise that there is capacity at the WWTW and offer advice on foul and sewer connections. They can consider connection to the drainage system where the applicant can demonstrate like for like development. This site was previously developed for housing, with demolition of the last remaining properties as recent as 2015 as such a positive outcome to the PDE is anticipated and it is considered on balance that the issue can be resolved by means of a negative condition to address this matter. The applicant’s attention is drawn to the requirement for early engagement with NIW.</p>
9.34	<p>Rivers Agency have commented that the Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200-year coastal flood plain. DfI Rivers do not object to the proposed development from a drainage or flood risk perspective.</p>

9.35	<p>Other Environmental Considerations</p> <p>The proposed redevelopment of a former residential site for social housing will not bring forward any environmental concerns particularly in terms of noise, odour, air quality or contamination and as such the proposal will not have a detrimental impact on human health. Environmental Health have considered the proposals in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and have no objections to the proposal. They are of the opinion that past land use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants.</p>
9.36	<p>Having regard to the policy context and other material considerations above, the proposal is considered on balance to be acceptable and planning permission is recommended subject to conditions and Section 76 Agreement to secure Social Housing and Green Travel Measures as set out above.</p>
10.0	<p>Summary of Recommendation: Approval subject to conditions and Section 76 Agreement to secure Social Housing and Green Travel Measures.</p>
11.0	<p>Conditions</p>
11.1	<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>
11.2	<p>2: Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 & Annex D of PPS 15, and Sewers for Adoption Northern Ireland 1st Edition, including a detailed drainage network design and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, must be submitted to the Planning Authority for its consideration and approval.</p> <p>Reason: To safeguard against flood risk to the development and from the development to elsewhere.</p>
11.3	<p>3: If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p>
11.4	<p>4: No development shall commence on site until details of wastewater treatment to serve the proposal have been submitted to and approved in writing with NIW and verification of that agreement is provided in writing to the Council. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure appropriate infrastructure is in place to serve the development.</p>
11.5	<p>5. All hard and soft landscaping works shall be carried out in accordance with the details on drawing labelled '941 Alloa Street, Belfast SK01N (Proposed Site Layout Plan)'</p>

	<p>uploaded to the planning portal 5th October 2021. These works shall be carried out prior to the occupation of the development hereby approved or before the end of the first planting season after occupation, whatever is sooner, and shall be permanently retained thereafter. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a similar species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
11.6	<p>6. Prior to commencement of development a Landscape Management and Maintenance Plan for a minimum period of 20 years shall be submitted to BCC for approval.</p> <p>Reason: To ensure the successful establishment and continued growth through to maturity of the trees, shrubs, hedges, and grass areas identified on the detailed landscape plan.</p>
11.7	DfI Roads conditions to be added.
11.8	<p>Informative</p> <ol style="list-style-type: none"> 1. This planning permission is subject to a Planning Agreement under Section 76 of the Planning Act (N. Ireland) 2011. 2. This planning permission includes conditions which require further details to be submitted to and approved by the Planning Authority. Please read carefully when this information needs to be provided and approved. You should allow a minimum of 12 weeks for the Planning Authority to approve the details, assuming that they are satisfactory, and you should allow for this when planning the timeline of your project 3. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm. 4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority. 5. The applicant is advised of the need to comply with the requirements of the Water and Sewerage Service (NI) Order 2006 and in this respect you are advised to contact Northern Ireland Water Limited.

Notification to Department (if relevant)

N/A

Representations from Elected members:

None

ANNEX	
Date Valid	16th October 2020
Date First Advertised	30th October 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 1 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 1 Bandon Court,Belfast,Antrim,BT14 6PU The Owner/Occupier, 10 Alloa Street,Belfast,Antrim,BT14 6EL The Owner/Occupier, 10 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 10 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 11 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 11 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 12 Alloa Street,Belfast,Antrim,BT14 6EL The Owner/Occupier, 12 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 13 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 13 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 14 Alloa Street,Belfast,Antrim,BT14 6EL The Owner/Occupier, 14 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 15 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 15 Annalee Court,Belfast,Antrim,BT14 6EY The Owner/Occupier, 152 Manor Street,Belfast,Antrim,BT14 6ED The Owner/Occupier, 154 Manor Street,Belfast,Antrim,BT14 6ED The Owner/Occupier, 156 Manor Street,Belfast,Antrim,BT14 6ED The Owner/Occupier, 158 Manor Street,Belfast,Antrim,BT14 6EB The Owner/Occupier, 16 Annalee Court,Belfast,Antrim,BT14 6EY	

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The Owner/Occupier,
93b ,Manor Street,Belfast,Antrim,BT14 6DX

Date of Last Neighbour Notification	28th October 2020
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01A Site Location Plan - published to Planning Portal 25/08/2021 02C Proposed Site Layout Plan (941 - Alloa Street, Belfast - SK01N) - published to Planning Portal 05/10/2021 03 House Type A1 Plans and Elevations - published to Planning Portal 20/10/2020 04 House Type A2 Plans and Elevations - published to Planning Portal 20/10/2020 05 House Type B Plans and Elevations - published to Planning Portal 20/10/2020 06 House Type C Plans and Elevations - published to Planning Portal 20/10/2020 07 House Type D Plans and Elevations - published to Planning Portal 20/10/2020 08 House Type E Plans and Elevations - published to Planning Portal 20/10/2020 09 Proposed Elevations A1 - published to Planning Portal 20/10/2020 20-02 (P10) PSD Layout published to Planning Portal 05/10/2021 20-03 (P1) Road Long Sections published to Planning Portal 05/10/2021	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	