

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 15 <sup>th</sup> February 2022	
<b>Application ID:</b> LA04/2021/0264/F	
<b>Proposal:</b> Demolition of existing public house and erection of 7No. dwellings (social housing)	<b>Location:</b> 475-487 Crumlin Road, Belfast, BT14 7FL
<b>Referral Route:</b> Referred to Committee by Director or Planning and Building Control proximity to interface	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Oakland Homes (Crumlin Road) Ltd Office 2, Floor 1 Wellington Buildings 2-4 Wellington Street Belfast BT1 6HT	<b>Agent Name and Address:</b> O'Toole and Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB
<p><b>Executive Summary:</b></p> <p>Planning permission is sought for the erection of 7 social houses on a site currently occupied by a public house. The public house is proposed to be demolished.</p> <p>The site is within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2004 (BMAP). The site is unzoned in BUAP 2001. The site is zoned as a commercial node and area of parking restraint and is set along an arterial route within draft BMAP 2004.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of the proposal at this location</li> <li>• Design, layout and impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Access, parking and transport</li> <li>• Infrastructure Capacity</li> <li>• Impact on Human Health</li> </ul> <p>The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans and has a history of planning approvals for housing in the past. The development plan does not preclude housing from this location.</p> <p>The proposal follows the general pattern of development in the area. The design and layout will not create conflict and is in keeping with the local character and will not impact on environmental quality or residential amenity in accordance with PPS 7.</p> <p>In terms of prospective residents, each unit has adequate outlook to the public street. All dwelling units are proposed to be built to a size not less than Housing Executive standards, providing adequate living accommodation.</p>	

It is also considered that the design, layout and separation distances proposed are acceptable and will not significantly impact on existing residential amenity by way of overlooking, dominance, loss of light or overshadowing.

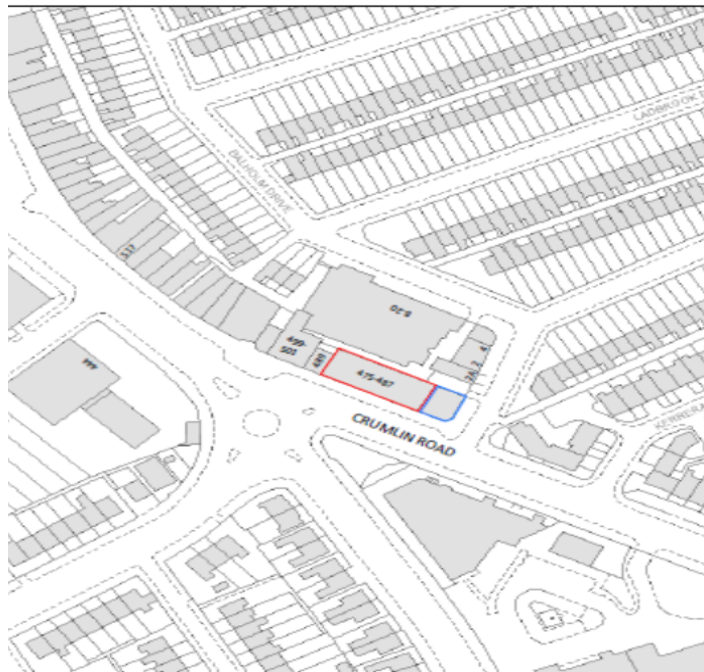
An objection has been received from the neighbouring Crumlin Star Social Club. They have raised a number of concerns including concerns relating to impact on trade, access to their property, security issues, interface violence, potential for noise pollution complaints and additional running costs. These issues are addressed in the assessment below.

In respect of the impact on parking and traffic, DfI Roads are content, Rivers Agency, and Environmental Health have considered the proposal and offered no objections. The applicant has engaged with NI Water to resolve wastewater treatment capacity issues to serve the site and provided correspondence from NIW which indicates that there is a solution for storm and foul water discharge which can be addressed.

The proposal is recommended for approval subject to Conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

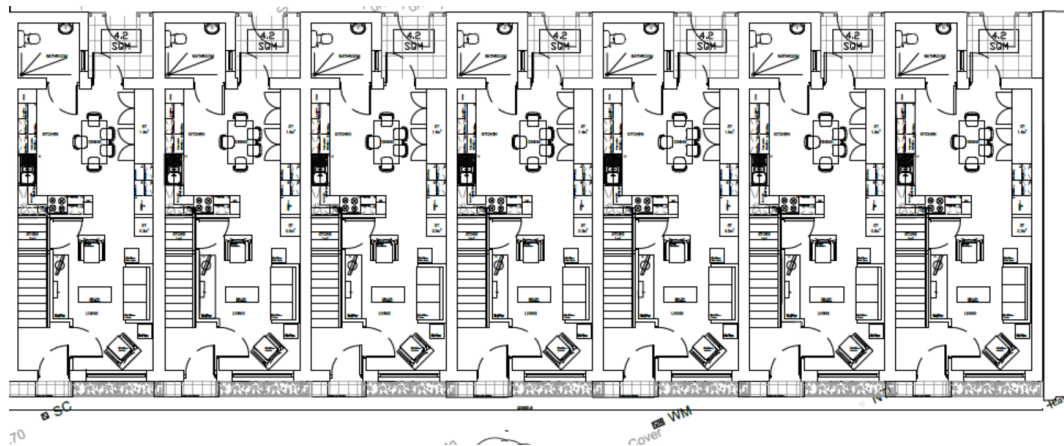
Site Location Plan



Site Location



Crumlin Road Elevation



Ground Floor Plan

<b>Characteristics of the Site and Area</b>	
1.0	<b>Description of Proposed Development</b> Demolition of existing public house and erection of 7No. dwellings (social housing).
2.0	<b>Description of Site</b> The application site comprises a vacant public house, formerly 'The Sportsman' which partially sits on the corner site at the junction of Crumlin Road and Brompton Park. It extends to circa 800sqm over two floors and has a painted render finish, dark coloured shutters and a hipped roof. It is in a degraded state, with extensive scoring across the render finish and weathered timber signage panels. The site has a 33m frontage onto the Crumlin Road, a designated arterial route.
2.1	Along the site's Crumlin Road frontage is a layby with unrestricted parking. To the rear of the site is an alleyway with the Crumlin Star social club opposite. Other neighbouring uses include a small retail unit to the northwest, a takeaway to the east fronting onto Brompton Park, and bookmakers to the southeast, which is also owned by the applicant. The Houben Centre, a B2 listed building associated with the Holy Cross Church, is also located on the opposite side of Crumlin Road, to the southeast of the application site.
2.2	The wider general area comprises a mix of commercial and residential uses. The commercial uses are predominantly to the northwest of the application site and mainly comprise very run-down units of a poor aesthetic with a high proportion of vacancies. There is a residential terrace to the southeast of the application site, on the opposite side of Brompton Park and a large, predominantly residential area to the rear of the site comprising mainly compact two-storey terraced housing development.
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<b>Relevant Site History</b> Ref ID: Z/2013/1069/F Proposal: Demolition of existing public house and betting office (bookmaking office), construction of a new public bar, betting office (bookmaking office), ATM and 16 no apartments Address: 469-487 Crumlin Road, Belfast, BT14 7GA, Decision: Permission Granted Decision Date: 28.01.2016  The ground floor of the building was approved for use as a public house, betting office and ATM, with the 16No apartments on the 1st, second and 3rd floors above. The building was to be finished in predominantly red brick with a gable-ended, pitched roof with dormers fronting onto Crumlin Road and skylights in the rear.
4.0	<b>Policy Framework</b>
4.1	<ul style="list-style-type: none"> <li>• Regional Development Strategy (RDS)</li> <li>• Belfast Urban Area Plan 2001</li> </ul> Draft Belfast Metropolitan Area Plan 2015 The extant development plan is now the BUAP. However, given the stage at which the Draft BMAP has 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. <ul style="list-style-type: none"> <li>• Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.</li> </ul>
4.2	<ul style="list-style-type: none"> <li>• Strategic Planning Policy Statement (SPPS)</li> <li>• PPS 3: Access, Movement and Parking</li> <li>• PPS 7: Quality Residential Developments</li> </ul>

	<ul style="list-style-type: none"> <li>• Planning Policy Statement 7 (Addendum): Safeguarding the Character of Established Residential Areas</li> <li>• Planning Policy Statement 12: Housing in Settlements</li> <li>• Planning Policy Statement 15: Planning and Flood Risk</li> </ul>
5.0	<b>Consultations:</b>
5.1	<b>Statutory Consultee Responses</b> <ul style="list-style-type: none"> <li>- DFI Roads - No objections-no conditions suggested</li> <li>- NI Water – 25-2-21 Wastewater treatment capacity is not available for the proposed development but correspondence between the applicant and NI Water indicates that a solution has been found. The matter will be dealt with via a pre commencement planning condition</li> <li>- Rivers- No objections</li> <li>- NIHE-No objection</li> <li>- HED- No objection</li> </ul>
5.2	<b>Non-Statutory Consultee Responses</b> <ul style="list-style-type: none"> <li>- Environmental Health – No objections</li> </ul>
6.0	<b>Representations</b>
6.1	<p>The application has been neighbour notified and advertised in the local press. One representation has been received from Crumlin Star Social Club objecting to the proposal based on concerns relating to impact on trade, access to their property, security issues, interface violence, potential for noise pollution complaints and additional running costs. There are no perceived issues associated with access or security to the neighbouring property. Anti-social behaviour or interface violence are potential matters which are not within the control of the planning authority as are private trade and business running costs. EHO are responsible for dealing with noise complaints.</p>
7.0	<b>Assessment</b>
7.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• The principle of the proposal at this location</li> <li>• Design, layout and impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Access, parking and transport</li> <li>• Infrastructure capacity</li> <li>• Impact on Human Health</li> </ul>
7.2	<p><b>The principle of the proposal at this location</b></p> <p>The principle of housing on this site is already firmly established through the planning history as set out above. The application site is unzoned whiteland within the development limits in BUAP 2001. The 2004 Draft BMAP includes the application site within the commercial node and area of parking restraint AR 3/05. The draft BMAP, published 2014, similarly includes the site within a Commercial Node (AR 02/05). The BUAP whiteland designation allows residential development at this location. Consideration must also be given to the dBMAP Commercial Node designations. The associated policy text for these Commercial Nodes do not preclude residential development, and the PAC recommended the amendment of dBMAP SETT4 to promote residential development along arterial routes. The demolition of the existing building and the erection of residential units on this site was previously considered to be acceptable under planning history Z/2013/1069/F. The principle of residential development in this location is therefore considered to be acceptable on this basis.</p>

7.3	The applicant has indicated that the units are for Social Housing. NIHE have advised that the proposal is situated within an area of strong housing need in Belfast and The Housing Executive carries out Housing Need Assessments (HNA) annually across all relevant Common Landlord Areas. This proposed development site is located within North Belfast 1 HNA which has a five year unmet social housing need of 1,597 units. The site is located within Ardoyne Common Landlord Area. In March 2021 there were 234 households in housing stress within the CLA.
7.4	There is no objection in principle subject to the material considerations set out below.
7.5	<p><b>Design, layout and impact on the character and appearance of the area</b></p> <p>This seeks permission to demolish the existing, vacant public house and replace it with 7No. 5-person, 3-bed social housing units. The existing public house is of limited architectural merit and its loss would not have a negative impact on the character of the area. The proposal will provide an active, articulated façade fronting on to the Crumlin Road. The development provides a continuous frontage on Crumlin Road and generally respects established building lines. The layout of each terraced house includes a living room, kitchen/dining room and W/C on the ground floor, with a private exterior yard to the rear (4.2sqm). A low wall and railing and a planted buffer are included onto Crumlin Road which offers a level of defensible space and will protect residential amenity for residents. The first floors will consist of 2No bedrooms, the main bathroom and an outdoor terrace to the rear (5.3sqm). Master bedrooms are proposed on the 2nd floor, with another external terrace to the front overlooking Crumlin Road (5.9sqm) and a rooftop terrace of 27sqm. The total internal area of each townhouse is 96sqm.</p>
7.6	dBMAP Policy AR04 states that building heights should be 3-4 storey in this commercial node. It should be noted that the commercial node policy does not preclude residential development and the PAC recommended the promotion of residential development along arterial routes be added to SETT4 (which became SETT3 in the adopted BMAP – see below). The draft BMAP, published 2014, similarly includes the site within a Commercial Node (AR 02/05) and refers to Policy AR02 which states that building heights should be 3-4 storey. SETT3 also promotes residential development along arterial routes.
7.7	<p>The height of the 3-4 storey proposal has been informed by a number of factors:</p> <p>(a) DBMAP and BMAP both recommend a minimum height of 3-storey and maximum height of 4-storey.</p> <p>(b) Approval Z/2013/1069/F granted a 4-storey building on the application site (3 full floors with rooms in the pitched roof).</p> <p>(c) The parapet height of the proposal is similar to that of the neighbouring credit union building to the north.</p> <p>(d) Approval LA04/2017/1814/F on the opposite side of the Credit Union building to the north allows the development of a full 4-storey building.</p>
7.8	A 3-storey parapet level is similar to the eave's height of the previous Z/2013/1069/F approval on this site. The proposal is nevertheless smaller in scale than the LA04/2017/1814/F approval to the north. Massing has been broken up across the Crumlin Road façade with the use of projecting bays in order to respect the existing fine grain nature and rhythm of development along this section of Crumlin Road.
7.9	The proposal has a flat-roof design which reflects various other flat-roofed buildings on neighbouring plots that dominate this section of the Crumlin Road. This also reflects the flat roof of the LA04/2017/1814/F approval referred to above, which is to the north of the

	<p>application site. This flat roof design has also provided the opportunity to create a relatively large area of private open space on the roof of each of the proposed townhouses. This area benefits from being elevated above the noise of Crumlin Road, which also improves the outlook. The location of the stair that provides access to the private rooftop terrace was chosen to screen the areas from any noise that might otherwise arise from the neighbouring social hall to the rear of the site. EHO raised no concerns with this. The location of this stair relative to the terraces also prevents it from causing any overshadowing of the terraces, thus improving their usability. Given the stair is to the rear of the building, it also reduced the perceived scale of the development.</p>
7.10	<p>The Crumlin Road façade has been broken up by using projecting bays across the front elevation of the terrace that reflect the rhythm of the streetscape along this section of Crumlin Road. These bays are two storeys in height to further reduce the massing of the building. The redbrick finish is in keeping with the character of the wider area.</p>
7.11	<p>There are four areas of amenity space provided for each townhouse: 4.2sqm rear yard area at ground floor; 5.3sqm terrace at 1st floor; 5.9sqm terrace at 2nd floor; and 27sqm at roof level. This is a total of 42.4sqm amenity space provision for each townhouse. This exceeds the minimum 40sqm recommended by Paragraph 5.19 of Creating Places. It is also a significant improvement over the extant Z/2013/1069/F approval on this site, which provided no amenity space for the approved apartments. As stated above, the main area of private amenity space is on the roof, which improves outlook, as well as reducing any potential impact from traffic noise. The stair also prevents adverse noise impacts from the social hall to the rear. Privacy is maintained by the provision of a dividing wall above eye level between each rooftop terrace. The internal area of each townhouse is 96sqm. This meets the 95sqm minimum recommended for 5-person 3-bed housing in Annex A of the PPS7 Addendum 'Safeguarding the Character of Established Residential Areas'. There are also no other, existing residential uses on surrounding sites that would be adversely impacted by the proposed development.</p>
7.12	<p>NIHE have liaised with the developer and advised that the Housing Association is content with the design proposed. 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.</p>
7.13	<p><b>Impact on amenity</b></p> <p>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. The character of this area is medium to high density. There will be no opportunity for overlooking as the area to the rear is occupied by a social club and commercial properties. 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. The proposal is in accordance with Policy QD1 of PPS7 and the SPPS.</p>
7.14	<p><b>Impact on Historic Buildings</b></p> <p>The application site is in close proximity to listed buildings which are of special architectural and historic importance and protected by Section 80 of the Planning Act (NI) 2011. Section 91 requires that in considering whether to grant planning permission for development which affects a listed building or it's setting a council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p>

7.15	<p>HED (Historic Buildings) has considered the impact of the proposal on the group of listed buildings at Holy Cross; namely the church (HB26/37/002A, Grade B+), the monastery (HB26/37/002B, Grade B1) and the former boys' school (HB26/37/002C, Grade B1), all of which are elevated above the main Crumlin Road, set within their own landscaped grounds and bound by the original walling, railings and gates. The three storey plus attic mid-terrace block of apartments, located on the opposite side and further north on the Crumlin Road, is considered to exert no greater demonstrable harm on the setting of these listed buildings as collectively they have sufficient presence to remain unaffected by the proposal. The proposal complies with SPPS para 6.12 and PPS6 policy BH11.</p>
7.16	<p><b>Access, parking and transport</b></p> <p>Each of the proposed townhouses have their own, direct pedestrian access from Crumlin Road. There is also a rear yard for each townhouse with direct access to the shared alley at the rear, to facilitate bin storage and collection. Although no parking is proposed to serve the 7No. proposed social housing townhouses, the Transport Assessment Form confirms that the parking demand created by the proposal would be less than the existing uses and the previous approval, Z/2013/1069/F on this site, which included 16No apartments as well as a public house, bookmakers and no parking. It should also be noted that there is ample on-street parking to the front of the application site and on the surrounding streets. There are also various local shops and services in the area and bus stops are readily available within a short walking distance, which will reduce residents' reliance on private cars for transport. DFI Roads were consulted on the proposal and have no objections to the scheme. As such It is considered that the proposal complies with PPS 3.</p>
7.17	<p><b>Infrastructure capacity</b></p> <p>NI Water have responded highlighting that wastewater treatment capacity is not available for the proposed development. NI Water commented that if the applicant wishes to proceed, they should contact NIW to discuss options such as a permanent wastewater facility at their own expense, this may or may not be adopted by NIW in the future. The applicant subsequently engaged with NI Water to resolve this issue and have provided correspondence / evidence that NIW have set out that there is a solution for storm water discharge and that there is also a foul discharge solution for the site. It is considered that the proposal will discharge less storm and foul than the existing development or the last approval for 16 dwelling units, bar and betting office.</p>
7.18	<p><b>Impact on Human Health</b></p> <p>Environmental Health have no objections to the proposal subject to conditions. 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. EHO noted that the proposed development site is located adjacent to the busy Crumlin Road, with the existing noise climate dominated by road traffic noise to the front of the development and the Crumlin Star Sports and Social Club to the rear of the proposed development. They are aware that an objection letter was received and listed concerns including the potential for noise pollution complaints from the nearby approved public house. The noise report set out mitigation measures including glazing, doors ventilation system and brick walls. EHO has set out conditions to protect residential amenity.</p>
8.0	<p><b>Conclusion</b></p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions. It is requested that delegated authority is given to the Strategic Director of Place and Economy to finalise the planning conditions.</p>
9.0	<p><b>Conditions:</b></p>



1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2: Prior to installation, the applicant shall submit to the Planning Authority, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms to the front façade (facing Crumlin Road) of the hereby permitted development. The window specification for habitable rooms shall be in line with recommendations within section 6.7 of the O`Sullivan Macfarlane Ltd report entitled 'O`Toole & Starke Planning Consultants, Proposed Demolition of Public House and Erection Of 7 No. 3-Bed Terrace, Residential Dwellings Located at No. 475 – 487 Crumlin Road, Belfast. Reference Number: P793 Noise Impact Assessment, Dated: 26th April 2021.

Reason: Protection of human health.

3. Prior to installation, the applicant shall submit to the Planning Authority, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms to the rear façade (facing Crumlin Star Sports and Social Club) of the hereby permitted development. The window specification for habitable rooms shall be in line with recommendations within the O`Sullivan Macfarlane Ltd, email dated: 11th June 2021.

Reason: Protection of human health.

4. Prior to installation, the applicant shall submit to the Planning Authority, for review and approval in writing, confirmation of the specification of alternative means of ventilation front façade (facing Crumlin Road) as recommended within section 6.7 of the O`Sullivan Macfarlane Ltd report entitled 'O`Toole & Starke Planning Consultants, Proposed Demolition of Public House and Erection Of 7 No. 3-Bed Terrace, Residential Dwellings Located at No. 475 – 487 Crumlin Road, Belfast. Reference Number: P793 Noise Impact Assessment, Dated: 26th April 2021.

Reason: Protection of human health.

5: Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of alternative means of ventilation rear façade (Facing Crumlin Star Sports and Social Club) as recommended within O`Sullivan Macfarlane Ltd, email dated: 11th June 2021.

Reason: Protection of human health.

6. Prior to occupation of the hereby permitted development, the approved final window schedule and approved alternative means of ventilation shall be installed so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided in compliance with building control requirements

Reason: Protection of human health.

7. Prior to occupation of the hereby permitted development, the developer shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: In the interests of residential amenity.

8: In the event that any centralised combustion sources (boilers/CHP, biomass), where the single or combined NOx emission rate is more than 5mg/sec are proposed as part of this development, an Air Quality Impact Assessment shall be submitted to the Planning Authority for written approval. The assessment must demonstrate that there will be no adverse impact on human health due to emissions in accordance with the *Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning for Air Quality (January 2017)*

Reason: Protection of human health.

9: Following demolition and prior to the commencement of construction, the applicant shall submit to and have approved in writing by the Planning Authority, a Quantitative Risk Assessment. The Quantitative Risk Assessment should consider the information presented in the O`Sullivan Macfarlane Ltd report entitled 'O`Toole & Starkey, Proposed Demolition of Public House and erection of 7 No. 3-bed Terrace Residential Dwellings/Apartments. 475- 487 Crumlin Road, Belfast. P792 PHASE 1 PRELIMINARY RISK ASSESSMENT (PRA)' dated 15th January 2021. The Quantitative Risk Assessment must be conducted in accordance with Environment Agency guidance and must incorporate:

- A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019.
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases should be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665.

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, this Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

10. In the event that a Remediation Strategy is required, in order to demonstrate that any required remedial measures have been incorporated within the proposal, prior to occupation of the development, a Verification Report shall be submitted to and agreed in writing by the Planning Authority. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

11. 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.

Reason: Protection of human health.

**Informative**

1: The applicant should contact NIW to conclude arrangements and agree the details of wastewater (foul and storm) treatment solution to serve the proposal to ensure appropriate infrastructure is in place to serve the development. Should the waste water treatment solution involve development, submission of a planning application may be required.

2: 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://epicpublic.planningni.gov.uk/publicaccess/>

3: 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.

<b>ANNEX</b>	
<b>Date Valid</b>	21st January 2021
<b>Date First Advertised</b>	12th February 2021
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses)	
<p>11 Meadow Place Belfast Antrim  The Owner/Occupier,  2-20 ,Balholm Drive,Belfast,Antrim,BT14 7NA  The Owner/Occupier,  2a ,Brompton Park,Belfast,Antrim,BT14 7LD  The Owner/Occupier,  471-473 ,Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  477 Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  481 Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  483 Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  485 Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  489 Crumlin Road,Belfast,Antrim,BT14 7GA  The Owner/Occupier,  8-20 ,Balholm Drive,Belfast,Antrim,BT14 7NA  Crumlin Star Social Club,2-20 Balholm Drive,Belfast,BT14 7NA</p>	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2021/0264/F  Proposal: Demolition of existing public house and erection of 7No. dwellings (social housing)  Address: 475-487 Crumlin Road, Belfast, BT14 7FL,  Decision:  Decision Date:</p>	
<p>Ref ID: Z/1989/2799  Proposal: Change of use from shop to amusement arcade  Address: 475 CRUMLIN ROAD BELFAST BT15  Decision:  Decision Date:</p>	

Ref ID: Z/1999/2588

Proposal: Environmental Improvement scheme, junction improvement, new parking layout, refurbish street furniture and planting.

Address: 469 to 523 Crumlin Road and 1 to 27 Ardoyne Road, Belfast BT14

Decision:

Decision Date: 17.12.1999

Ref ID: Z/2009/1329/A

Proposal: Erection of 14no. shop signs.

Address: 489,505,507,511,519,521 Crumlin Road, 3 Twaddell Avenue, 1,2-4 Brompton Park and 15-17 Ardoyne Road, Belfast, BT14

Decision:

Decision Date: 06.11.2009

Ref ID: Z/1995/2894

Proposal: Demolition of existing 7 No. shop units and erection of new public house

Address: 475-487 CRUMLIN ROAD BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/1990/2832

Proposal: Replacement roof and shop fronts to existing shops

Address: 475-487 CRUMLIN ROAD

Decision:

Decision Date:

Ref ID: Z/2007/0007

Proposal: Demolition of existing bar and off-sales and the erection of a 7 storey building accommodating ground floor bar and off-sales premises with 24 apartments above

Address: 467-475 Crumlin Road, Belfast, BT14 7GA

Decision:

Decision Date:

Ref ID: Z/2013/1069/F

Proposal: Demolition of existing public house and betting office (bookmaking office), construction of a new public bar, betting office (bookmaking office), ATM and 16 no apartments

Address: 469-487 Crumlin Road, Belfast, BT14 7GA,

Decision: PG

Decision Date: 28.01.2016

**Drawing Numbers and Title**

Drawings as published to the Planning Portal on 27/10/2021

**Notification to Department (if relevant)**

Date of Notification to Department:

Response of Department: