



**From:** Temporary Permanent Secretary  
Mr Andrew Hamilton

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Michaela Boyle  
Chairperson  
Public Accounts Committee,  
Room 371, Parliament Buildings,  
Stormont,  
BELFAST,  
BT4 3XX.

2<sup>nd</sup> April 2015

*Dear Michaela*

**RE: PUBLIC ACCOUNTS COMMITTEE EVIDENCE SESSION – REQUEST FOR ADDITIONAL INFORMATION – ADVANCED LAND PURCHASES**

Thank you for your letter dated 12<sup>th</sup> March granting the extension to the request for submission of the additional information in relation to the evidence session on Advanced Land Purchases. Please find attached the responses to your request for additional information.

There are two issues I would wish to draw your attention to:

1. Responses to Questions 15, 16, 17, 21, 22 and 24 have not been included at this stage. These questions need to be answered by Helm Housing and they have informed us that due to a current litigation case against the valuer, who provided the valuation for the Great Georges Street site, they have been advised by their legal team that it would be inappropriate at this stage to provide any documents which may well fall within the remit of the court hearing. The court case is scheduled for early May 2015. They go on to say that while in principle there is no difficulty in providing the documents requested, such an exercise should be postponed until the completion of

Helm's litigation case. As soon as this information becomes available I will forward it to you. I trust that this meets with your agreement.

2. I have been contacted by the Chair of Oaklee Trinity Housing Association who has advised me that his Board has been very concerned regarding the nature of the issues covered by the PAC hearing, and in particular those which have lead to a questioning of the adequacy of corporate governance arrangements within Trinity Housing Association. As a result, the Oaklee Trinity Board is commissioning an urgent independent investigation into all aspects impacting on governance which have been raised by the Committee. They hope to have the initial report by mid-April 2015. I will keep you apprised of developments.

If you require any clarification on the evidence provided please do not hesitate to contact me.

*Yours sincerely*

A handwritten signature in black ink that reads "Andrew M. Hamilton". The signature is written in a cursive, slightly slanted style.

**ANDREW HAMILTON**

Enc

**Q1 Mr Donald Heaney agreed to write to the Committee with a note of the names of the four Housing Associations which still have only a limited assurance following the Departments latest inspections**

**A1** The four associations that received either a limited or no assurance in their latest inspections are detailed below:-

***Woodvale and Shankill Community Housing Association (LTD)***

Woodvale & Shankill Housing Association formally known as Harmony Homes Housing Association has a current stock of 462 housing units. They achieved a 'Limited' inspection grading last year with a further review due this year to determine the extent of further improvement.

***Hearth Housing Association (LTD)***

Hearth Housing Association currently has a stock of 92 housing units. The Association is currently moving into a Group Structure with Clanmil Housing Association which will provide the required administrative support.

***Covenanter Housing Association***

Convenantor has only two schemes comprising of 42 housing units. Since the last inspection the Association has engaged Triangle Housing Association as a managing agent. A further inspection is currently under way and will inform the success of this arrangement.

***Craigowen Housing Association***

Craigowen HA has recently advised the Department that it is currently pursuing a merger with another Housing Association. This proposal offers the best solution for ensuring the future viability of the Association.

**Q2     The Committee would like to request a copy of the Department / Housing Executive's agreement with Trinity Oaklee Housing Association for the repayment of the Advance Land Purchase (ALP) grant paid out for the site at Downpatrick Road, Crossgar.**

A2     NIHE who are responsible for administering the Social Housing Development Programme advised that the total amount to be recovered from OakleeTrinity in respect of the Advance Land Purchase of 19 Downpatrick Road, Crossgar is £835,215. OakleeTrinity has made a case for £194,096 of allowable expenses (i.e. costs recognised as being associated with their efforts to develop the scheme). These costs have been agreed with NIHE and DSD has been advised. This means that a balance of £641,118 is required to be recovered from OakleeTrinity.

OakleeTrinity confirmed in writing that this amount has been taken off the grant which they received in respect of the Acquisition Tranche for the Greenisland Frail Elderly scheme (which has recently gone on-site). OakleeTrinity were due to receive £652,883 in grant funding at this stage, but have now only be paid £11,765 after they made their Acquisition Tranche claim.

This approach has been approved through the NIHE Chief Executive Business Committee (CXBC). Written confirmation of the basis of this agreement and confirmation from NIHE Management Accountant that the deductions have been processed are in the attached appendices.



**Housing  
Executive**

Northern Ireland Housing Executive  
The Housing Centre  
2 Adelaide Street  
Belfast BT2 8PB  
Telephone: 03448 920900  
Text Relay: 18001 03448 920900  
[records@nhe.gov.uk](mailto:records@nhe.gov.uk)



INVESTOR IN PEOPLE

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**Arthur Canning  
Leslie Morrell House,  
37-41 May Street,  
Belfast,  
BT1 4DN**

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19<sup>th</sup> December 2014

Dear Arthur,

**Re: Advance Land Purchase Grant for 19 Downpatrick Road, Crossgar**

Thank you for your letter of 5<sup>th</sup> December 21014 in which you propose an approach to deal with the Housing Association Grant associated with the purchase of the site at 19 Downpatrick Road, Crossgar.

In principle and after discussions with the DSD we are content with your proposal that the reclaim of the grant should be addressed through the recycling of grant from future housing schemes and the recognition of sunk costs associated with Crossgar scheme.

As a next step can you make a firm proposal in terms of which of your currently programmed schemes you would wish to recycle grant from and also could you present detailed evidence of the sunk costs associated with the scheme. In identifying sunk costs I would also ask that these reflect the possibility that the scheme may at some future point resume if planning issues can be resolved.

Once we receive this information I will seek approval for your detailed proposal and this will form the basis of a signed agreement between Oaklee Trinity and the Housing Executive to resolve the matter.

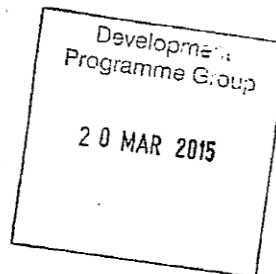
Yours sincerely

**Mark Graham  
Head of Development  
Development Programme Group**

**oakleeTrinity**

SA/98/1415

**F.A.O. Carolyn Fenning**  
Northern Ireland Housing Executive  
Development Programme Group  
4<sup>th</sup> Floor, The Housing Centre  
2 Adelaide Street  
Belfast  
BT2 8PB



20<sup>th</sup> March 2015

Dear Carolyn

**RE: GREENISLAND HOUSE 91 SHORE ROAD GREENISLAND – SRN - 10468**

With regard to the above and in support of the Associations Acquisition Claim for the above please find enclosed the following documents:

- GA1 Form (Acquisition Claim)
- Copy of Letter from Associations Solicitor confirming completion of purchase contract and purchase price
- 2 copies of Ordnance Survey Map
- Response to Annex – To be included in On – Site Claim

I would refer to my meeting with Mr S Hill (DPG) on 19<sup>th</sup> March 2015 and would confirm the following.

The Association would confirm acceptance of £ 194,096.45 as the value of "sunk costs" against the Advance Land Purchase approval for 19 Downpatrick Road Crossgar (SRN 6156).

We would also confirm the amount of £ 641,118.55 as the monies to be deducted from the enclosed Acquisition Tranche as the balance of monies to be recouped against SRN 6156.

I trust the above is satisfactory but should you require any further information please do not hesitate to contact me.

Yours sincerely

**Jason Donaldson**  
Development Officer

Enc

☐ OakleeTrinity  
Leslie Morrell House  
37-41 May Street  
Belfast  
BT1 4DN  
T: 028 9044 1300

☐ OakleeTrinity  
Maple House  
Beechill Business Park  
96 Beechill Road  
Belfast BT8 7QN  
T: 028 9069 0250

Registered address: 37-41 May Street, Belfast BT1 4DN  
Choice Housing Ireland Limited Registered under the Industrial  
and Provident Societies Act (NI) 1969 No IP000408  
Registered under The Housing (NI) Order 1981 No R56  
Charity Commission No NIC100095

OakleeTrinity is a trading name of Choice Housing Ireland Limited



**Staples, Graeme**

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**From:** Hill, Stephen  
**Sent:** 23 March 2015 15:12  
**To:** John Cochrane  
**Cc:** Graham, Mark; Staples, Graeme  
**Subject:** Downpatrick Road, Crossgar

**Sensitivity:** Private

John,

As promised I can confirm that I have completed the following transactions;

£194,096.45 of allowable costs against the Downpatrick Road scheme has now been actioned.

££641,118.55 has been deducted from the acquisition tranche for Greenisland Frail Elderly and also offset against the HAG paid for the ALP at Downpatrick Road.

I can now confirm that full recovery of the £835,215 paid has taken place and this matter is now closed.

The Department has been informed of this development.

Stephen

**Q3     The Committee would like a breakdown of any “valid deductions” that Trinity are permitted to deduct from the settlement figure. Could the Department confirm whether these valid deductions include any legal expenses and if so whether any of these legal expenses were incurred in fighting the Department’s recovery of the grant?**

**A3     The NIHE has advised that the breakdown of the valid deductions of £194,096 claimed by OakleeTrinity is detailed as follows:**

- Planning Consultants £5,555
- Solicitor’s Fees £14,051
- Site Investigations/Surveys £7,699
- NI Water £695
- Valuations £1,416
- Architects £37,499
- D&B contractors £71,921
- Acquisition & Development £54,349 (this is related to Item c. below).
- Other £911.

The claim by Trinity does include legal expenses. However, these are not related to the recovery of grant.

As per the approach agreed with the NIHE CXBC, the allowable costs were based on the following criteria:

- a)     The costs must be directly related to the specific scheme.
- b)     The costs must be those costs that would normally be identified as “on-costs” and included within the TCI component costs elements (for the calculation of Housing Association Grant).
- c)     The calculation of “on costs” normally includes consultancy and legal fees, and an apportionment of staffing costs associated with the scheme. Staffing costs will be considered to be allowable as they are reflected in the Associations accounts, i.e. as an allocation against the scheme costs.
- d)     The Trinity scheme was removed from the programme in April 2014. Costs incurred after that point in respect of staffing, legal or planning consultancy have not be allowed.

**Q4 Mr Mark Graham agreed to provide the Committee with details of the average price per unit of a social housing site at the time of the purchase of the Crossgar site in 2007.**

A4 NIHE has advised that it does not hold details of the average price per unit of a social housing site in Crossgar in 2007. However, it has provided the cost of Existing Satisfactory Purchases made by housing associations in the Down District around this time for comparison of the overall cost of new social housing.

In December 2007, BCHA (Belfast Community Housing Association) acquired 7nr 3-bedroom Existing Satisfactory houses in Downpatrick for a total of £1.16m (approximately £166k per unit).

In October 2007, Rural HA acquired 2nr 3-bedroom Existing Satisfactory houses in Killyleagh for a total of £333,500 (£166,750 per unit).

These acquisitions were broadly in line with TCI for Down District, which was £160,800 for a 3-bedroom house in December 2007.

There were no 2 bedroom Existing Satisfactory Purchases in the Down District in 2007/2008 to use for comparison. However, Fold Housing acquired a 2 bedroom Existing Satisfactory Purchase in December 2008 for £130,000. This was broadly in line with the TCI rate at that time of £125,100

The ALP assessment of a proposed new build scheme at 19 Downpatrick Road (Crossgar) by the Housing Executive in January 2008 was based on Trinity's proposals to deliver 12nr units (8nr 2-bedroom flats and 4nr 3-bedroom houses).

The ALP was presented on the basis of an average of £73,750 land cost per unit, compared with an average land cost per unit of £64,000 based on TCI. The Total Scheme Costs were presented as £147,695 average cost per unit, compared with an average cost per unit of £143,797 based on TCI. The overall proposed scheme was assessed as being 2.71% above TCI. The excess was mainly due to land value.

- Q5    The Committee asked for, of the 72 social housing projects actually delivered by ALP:**
- **How many units had been projected at the time the ALP grant was paid**
  - **How many units have been or are now expected to be delivered**
  - **How many units are currently occupied**

**A5**    In the original paper that issued to PAC, the Department quoted 74 projects delivered by ALP. In the revised paper the figure was corrected to 121 projects. Of these 121 projects 104 ALPs were approved and paid since 2003, all of which have been delivered. Based on the original approvals, these 104 ALPs were programmed to deliver a total of 2,982 units. Based on the actual units delivered, these 104 ALPs delivered 2,943 units.

Fifteen ALPs were approved and paid which are anticipated to achieve on-site by the end of 2016. Based on the original approvals, these 15 ALPs were programmed to provide 750 units. Based on the units now anticipated to be delivered, these 15 ALPs will provide 734 units. This reduction in the number of units delivered can be attributed to scheme redesign and or planning restrictions. However grant will only be paid for those units delivered.

The other two ALPs were Great George's Street and Downpatrick Road, Crossgar, which were originally anticipated to provide 131 units and 12 units respectively.

Since 2003 the ALP scheme has contributed 3,677 social housing units. NIHE does not hold information relating to the occupancy of these schemes. However, NIHE will endeavour to collate this information through the relevant housing associations and provide this separately at a later stage.

**Q6     The Committee would like a copy of Trinity's Planning Consultant's report and valuation on the Crossgar site.**

A6     Trinity Housing Association has advised that it was approached in November/December 2006 by a Contractor Developer who was offering the Association two possible Design & Build Package Schemes to deliver Social Housing, one of which was the site located in Crossgar.

In order to evaluate whether this proposal was viable Trinity proceeded to obtain confirmation of housing support from NIHE, an independent valuation and a Planning Consultants opinion on the proposed developments.

NIHE support for this site was sought and on 24<sup>th</sup> January 2007 NIHE confirmed support for 12 units of social housing (6 apartments and 6 houses). In order to maximise the densities of the site against the purchase cost, the proposed mix of units had to change to 8no 2 bed apartments and 4no 3 bed houses. As a result a revised request for support for this mix had to be sought from NIHE.

A Planning Consultants report for this proposal of 8no 2 bed apartments and 4no 3 bed houses was requested and provided to Trinity in February 2007. A preliminary valuation was requested and provided to Trinity on 9<sup>th</sup> March 2007 by Ian McCullough (Independent Valuer) confirming that in light of recent site sales, the value of this site was in the order of £900,000.

This preliminary valuation was sent to the Department. However as this was in the very early stages of the Design and Build process, the proposal did not comply with the requirements of the Housing Association Guide at that time and therefore could not be considered for an Advanced Land Purchase grant at that time.

The Association continued to pursue this site as a design and build scheme and later submitted it to NIHE as an ALP in September 2007 after obtaining the full detailed valuation report in May 2007.

A copy of the Planning Consultants report, preliminary valuation report dated March 2007 and full valuation report dated May 2007 are attached at Appendices 6A to 6C.

### Development Potential of Land at No. 19 Downpatrick Road Crossgar

#### The Site & Location

The site forms part of a small road frontage area of 4 houses which forms the immediate location for the proposal. There is no building line to the road and the 4 houses are all individually designed and positioned within their curtilages which are of differing sizes. In the wider area there are housing estates to the north and south of the 4 houses which gives the wider area a more urban and dense form.

However the context in terms of the character of area to be addressed in the supporting concept plan is the small 4 house area. In terms of impacts on neighbours the relevant properties are no.s 17 and 21 plus the houses to the rear off Rocksfield and Rocksfield Close.

No. 17 (Presbyterian Manse) is a split level part single storey part 2 storey house and the single storey part is towards no. 19. No. 21 is single storey. There is good hedge separation to both no.s 17 & 21 and conifers to the rear towards Rocksfield. There are only ornamental trees on the site which will not be afforded protection.

#### Zoning & History

The site lies within Crossgar settlement and has no zoning designations. It is a main road location and the planning policy assumption is in favour of densification within settlements. There would also be no objection in principle to apartments at this locality although there may be local opposition but the applicants being a housing association should lessen this opposition. The only planning history in the immediate area is for house extensions.

#### The Proposal

The proposal is for 4 townhouses to the rear and 8 no. 2 bedroom apartments to the front. The townhouses have back gardens of 10m. to the boundary which should be sufficient given that they are not apartments which would normally require a larger distance to the boundary. There will also be overlooking from the front upper floors of the townhouses from bedrooms only and given the positioning of the affected houses only no. 17 will





Estate Agent • Chartered Surveyor

S J Cochrane  
Sanctuary Housing (N.I.)  
95A Finaghy Road South  
BELFAST  
BT10 0BY

Our Ref: IMcC/VMcM  
Date: 9 March 2007

Dear John

**Re: Preliminary Opinion of Value  
19 Downpatrick Road, Crossgar**

Further to our recent telephone conversation I have reviewed my valuation of the above property. I note that your architect anticipates achieving planning for 8 apartments and 4 houses.

In my opinion, in the light of recent site sales, the value of the site is in the order of £900,000 (nine hundred thousand pounds).

I trust this will be helpful to you. If you need any more information please let me know.

Yours sincerely

Ian McCullagh

95A Finaghy Road Belfast BT10 0BY

Telephone: 028 9047 111 • Facsimile: 028 9047 664 • E-mail: [ian@ianmccullagh.com](mailto:ian@ianmccullagh.com) • Website: [www.ianmccullagh.com](http://www.ianmccullagh.com)



Estate Agent • Chartered Surveyor

S J Cochrane  
Sanctuary Housing (N.I.)  
95A Finaghy Road South  
BELFAST  
BT10 0BY

CEC 11/11/07  
J 02/10

£900,000

Our Ref: IMcC/VMcM  
Date: 28 May 2007

Dear John

Re: 19 Downpatrick Road, Crossgar

In accordance with your instructions I have inspected the above properties and can now advise on Market Value of the property. I report as follows.

**DATE OF VALUATION:**

The property was inspected visually from the roadside on 23 May 2007 and that is the effective date of my Valuation.

**BASIS OF VALUATION:**

The property has been valued on the basis of Market Value, according to the RICS Appraisal and Valuation Manual. A full definition of this basis is contained at the end of this Report.

**SITUATION/DESCRIPTION:**

The property is situated to the western side of Downpatrick Road Crossgar on the edge of the village. It is on the main route between Belfast and Downpatrick.

The property comprises a 2 storey detached house with gardens to the front and rear. I have not carried out an internal inspection of the property. The extent of the property is shown outlined in red on the attached Ordnance Survey Map.

**PROJECT APPROVAL**

Ian D McCullagh MRICS

69 Saintfield Road Belfast BT8 7HN

Telephone: 028 9040 3740 • Facsimile: 028 9040 3684 • E-mail: post@ianmccullagh.com • Website: www.ianmccullagh.com



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

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**SITE AREA:**

I have scaled the dimensions of the site from the Ordnance Map and calculate the area to be approximately 0.54 acre.

**PROPOSED DEVELOPMENT:**

I understand that it is your intention to demolish the existing house and redevelop the site with six townhouses and six apartments.

**TOWN PLANNING/  
REDEVELOPMENT:**

So far as I am aware no application for Planning Permission has been made yet. I would not expect any undue difficulties with planning as the site is within the development limit of Crossgar. I am not aware of any redevelopment or road proposals which would affect the property.

**SERVICES:**

It is assumed that water, electricity and drainage are all connected. No inspection has been carried out to ascertain the adequacy of any of the services for the proposed development.

**TITLE:**

I have no details regarding title but assume it is satisfactory and marketable and not subject to any restrictive clauses or conditions which would affect the development of the site and therefore affect value.

**MARKETABILITY:**

The market for small development sites across Northern Ireland is very strong at present. If placed on the open market the site would attract considerable interest.



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

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**MARKET VALUE:**

In my opinion the Market Value of the above property is represented in the sum of £900,000 (nine hundred thousand pounds sterling).

I trust this report will be sufficient for your requirements. If you need any further information please contact me.

Yours sincerely

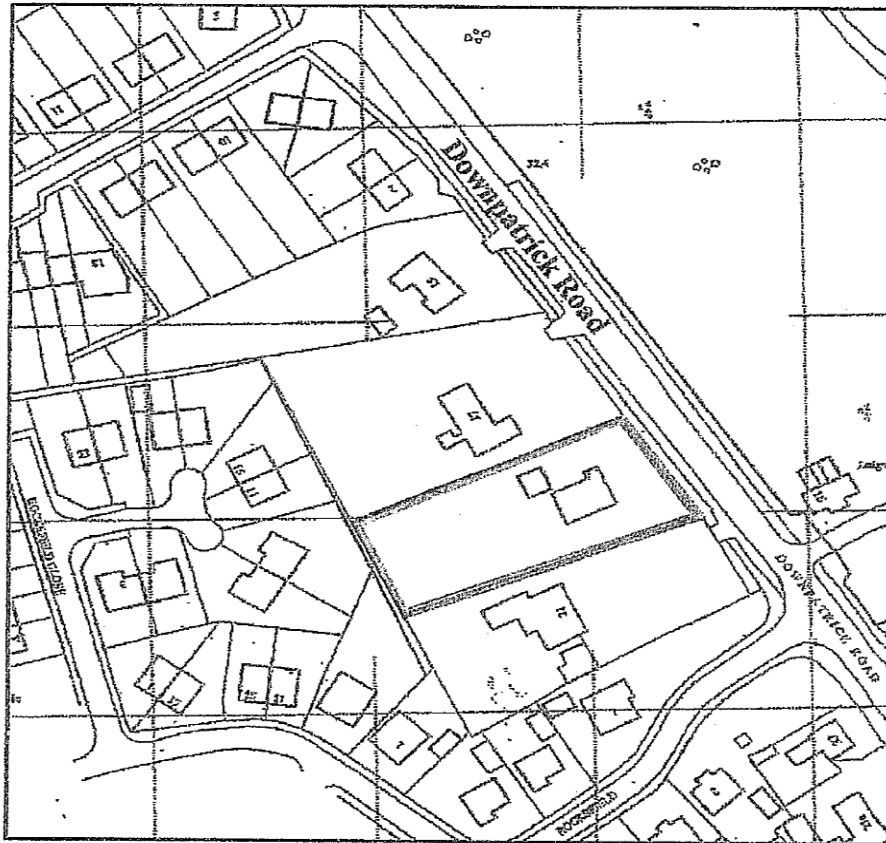
*Ian D. McCullagh*

Ian D McCullagh MRICS



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

# SITE PLAN



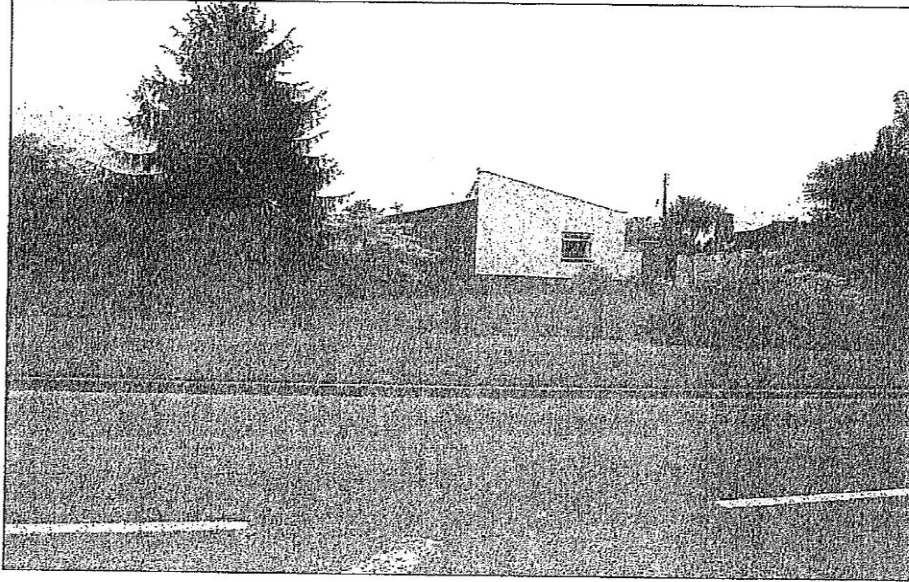
Map reproduced from the Ordnance Map with the sanction of the Controller of H M Stationery Office. Crown copyright reserved. Not to scale. For identification purposes only. © 2006 Licence No: 2170

Signed *IAN McCULLAGH* Date *28 May 2007*



Property 19 Downpatrick Road, Crossgar  
Date: 28 May 2007

**PHOTO**



**Q7 Mr Mark Graham agreed to provide more detail of the procedures in place to safeguard against overpayments on land in ALPs – the “Total Cost Indicator” (TCI).**

**A7** Total Cost Indicators (TCI) are set by the DSD and are the mechanism used to calculate the expected ‘all-in’ cost for developing a new social housing scheme (including land, construction and on-costs).

**Background on TCI Area/Cost Bands** - In 1998 DSD introduced ‘benchmark’ TCI area/cost bands for all social housing, including Design and Build by Competitive Tendering (CT) schemes, funded or part funded by Housing Association Grant (HAG) to optimise value for money within a limited budget. TCI’s are used to achieve value for money in the provision of social housing by registered Housing Associations, and to ensure that the appropriate level of grant is paid.

**Composition of TCI** - TCI are ‘all-in’, forecast outturn unit costs and include three main cost elements:

***Acquisition (or land) element*** – This element covers:-

- the purchase price of land/property; and
- any Developer contributions i.e. levy on development land required by Statutory Bodies to finance essential infrastructure works, e.g. major road improvements

It is populated with data on land and property costs supplied by Land & Property Services in its Spring and Autumn reports.

***Works cost element*** – This element covers:-

- Main works contract costs including where applicable adjustments for additional claims and fluctuations;
- Major site development works where applicable. These include, soil stabilisation and decontamination, piling, road and sewer construction, major demolition works etc
- Major pre-works (Rehabilitation only) where applicable
- Statutory agreements and associated charges e.g., Road Bond, Connection Charges, testing etc Additional costs associated with archaeological investigations and studies, where applicable (including all fees, charges and claims arising)
- VAT on the above where applicable (Note: *VAT qualifies for grant only where the Association cannot reclaim it from Customs and Excise.*)

This element is populated by scheme cost data produced by monitoring work costs associated with approved housing schemes.

***On-cost element*** – This element covers:-

- Legal fees, disbursements and expenses
- Stamp duty

- Net gains/ losses via interest charges on development period loans
- Bank, Building Society or other valuation and associated administration fees
- Fees for building control and planning permission
- In-house or external consultants' fees, disbursements and expenses.\*
- Insurance premiums, including Building Warranty and Defects/ Liability insurance (*except contract insurance included in works costs*);
- Contract performance bond premiums; borrowing administration charges - including associated legal and valuation fees
- An appropriate proportion of the Association's development and administration costs;
- Furniture provision including loose fittings and furnishings;
- Preliminary minor site development works including soil investigation reports (new build), pre-works rehabilitation) and minor works in connection with off-the-shelf or existing satisfactory purchases
- Home loss and disturbance, temporary decanting and redecoration payments; void rates and rent loss [work to existing dwellings(s) only]
- Fees and charges associated with tendering procedures including compliance with EU Directives
- Compliance with the Construction (Design and Management) Regulations
- Energy rating of dwelling units e.g. SAP, EPC, etc
- All fees, charges and expenses in connection with the environmental rating for homes - Code for Sustainable Homes or BREEAM award including the provision of energy saving light bulbs, external storage, sheds etc
- VAT on the above where applicable (Note: *VAT qualifies for grant only where the Association cannot reclaim it from Customs and Excise.*)

**Setting of TCI Levels** –TCI's are normally reviewed twice yearly by the Department for Social Development (DSD) and are subject to consultation with the Northern Ireland Federation of Housing Associations (NIFHA). TCI form the basis of DSD's capital funding approach, and are divided into unit types and Cost Group areas on a City/District Council basis. TCI represent the basis for a cost evaluation of HAG funded units. TCI are also used to calculate the maximum level of grant or other public subsidy payable.

### **How is TCI used?**

TCI therefore provides the Department with a valuable, informed and timely measure of costs of providing social housing. It is an invaluable tool in enabling the NIHE to monitor the VFM aspect of delivering schemes. When an application is submitted for grant the costs are checked to ensure that the dwelling areas falls within the stated benchmark TCI area/cost band.

If scheme costs exceed these bands they will be subject to additional scrutiny to identify the underlying reason for these additional costs and to confirm that the proposals represent value for money. An association will then be asked to provide a justification for these increases. Schemes may be approved in excess of TCI but only where a strong case has been presented with supporting evidence.



**Q8     The Committee would like to know the TCI for a unit in the Crossgar area for each year since 2007**

A8     TCI figures are divided into unit types and Cost Group areas on a City/District Council basis. The TCI for a single unit will depend on the house type of the unit (see full tables provided in response to question 10.) For the purpose of this exercise, the TCI has been provided for a standard 3-person/2-bedroom unit (70/75 sqm) and a standard 5-person/3-bedroom unit (90/95 sqm) on a New Build Acquisition and Works basis (i.e. standard cost based on “all-in” cost of land acquisition, construction costs and on-costs) for the Down District.

<b>Year</b>	<b>TCI (3P2B unit)</b>	<b>TCI (5P3B unit)</b>
April 2007 to November 2007	£123,300	£145,000
December 2007 to March 2008	£138,300	£160,800
April 2008 to October 2008	£136,300	£158,500
November 2008 to April 2009	£125,100	£145,500
May 2009 to March 2010	£108,876	£126,600
April 2010 to March 2011	£97,300	£113,100
April 2011 to March 2012	£88,200	£102,500
April 2012 to March 2013	£92,900	£108,000
April 2013 to March 2014	£92,900	£108,000
April 2014 to October 2014	£91,400	£106,300
November 2014 to March 2015	£94,000	£109,300

**Q9 Does the Northern Ireland Housing Executive have pre-determined ceilings for Total Cost per unit by region?**

**Q10 Could the Committee have a full set of TCI by region in Northern Ireland by year (since 2007)?**

A9 & A10 Yes there are predetermined ceilings for TCI per unit per region which are set by the Department. These are split into TCI Cost Groups which are determined by the City/District Council area in which the scheme is located and are divided into unit floor area per m<sup>2</sup>

TCI figures provide a benchmark against which to compare actual scheme costs presented by housing associations. There are varying TCI figures depending on house type and location. As TCI figures are average costs, it is to be expected that some schemes will be above TCI and some will be below TCI.

As part of the approval process for all schemes, NIHE will compare the Total Scheme Costs as presented by the Housing Association with the TCI for the scheme. For schemes where the Total Scheme Cost exceeds the TCI, NIHE can ask the Association to provide evidence why the scheme costs exceed TCI e.g. unusual site conditions increasing the works cost above the norm.

However, all associations are now operating on a Tariff system. This means that, even if a high cost scheme is approved, the association will only receive grant based on the TCI for the scheme, rather than the actual costs.

A full set of TCI tables has been provided from 2007 to present. The tables detail the various TCI figures depending on the size of the unit and its location. An additional table associated with each TCI table details the geographical locations that relate to each cost group. These are attached at Appendix 10.

(APRIL 2007 - NOVEMBER 2007)

**6.00 TCI BASE TABLE: SELF-CONTAINED AND SHARED ACCOMMODATION****TOTAL COST INDICATORS - 2007/2008**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	84,300	81,000	76,000	73,700	71,100	68,900
25/30*	86,000	82,700	77,500	75,300	72,500	70,400
30/35*	92,900	89,300	83,700	81,300	78,300	76,000
35/40*	99,800	95,900	89,900	87,300	84,100	81,600
40/45*	106,600	102,500	96,100	93,300	89,900	87,200
45/50*	113,500	109,200	102,300	99,300	95,700	92,900
50/55*	120,400	115,800	108,500	105,400	101,500	98,500
55/60*	127,300	122,400	114,700	111,400	107,300	104,100
60/65*	134,200	129,000	120,900	117,400	113,100	109,700
65/70*	141,000	135,600	127,100	123,400	118,900	115,400
70/75*	146,200	140,600	131,800	127,900	123,300	119,600
75/80*	153,100	147,200	138,000	133,900	129,100	125,200
80/85*	160,000	153,800	144,200	140,000	134,900	130,900
85/90*	165,100	158,800	148,800	144,500	139,200	135,100
90/95*	172,000	165,400	155,000	150,500	145,000	140,700
95/100*	178,900	172,000	161,200	156,500	150,800	146,300
100/105*	185,800	178,600	167,400	162,500	156,600	152,000
105/110*	192,600	185,200	173,600	168,600	162,400	157,600
110/115*	199,500	191,900	179,800	174,600	168,200	163,200
115/120*	206,400	198,500	186,000	180,600	174,000	168,800

\* exceeding/not exceeding

**11.00 TCI COST GROUPS**

11.01 The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area. The table also gives the Existing Satisfactory Purchase (ESP) Key Multiplier for each City/District Council area within that TCI Group.

TCI - Cost Group	City/District Council Area	
	Existing Satisfactory Purchases (ESPs)	
A	Belfast	1.35
B	Castlereagh	1.40
	Derry	1.17
	North Down	1.20
C	Ards	1.23
	Lisburn	1.34
	Newry & Mourne	1.34
	Newtownabbey	1.11
D	Antrim	1.10
	Armagh	1.11
	Ballymena	1.10
	Ballymoney	1.07
	Banbridge	1.20
	Carrickfergus	1.10
	Coleraine	1.23
	Craigavon	1.09
	Dungannon	1.07
	Limavady	1.09
	Magherafelt	1.21
E	Cookstown	1.11
	Down	1.24
	Fermanagh	1.11
	Moyle	1.05
	Strabane	1.13
F	Larne	1.05
	Omagh	1.11

APRIL 2007 → NOVEMBER 2007

**Total Cost Indicators 2007/08**  
 (DECEMBER 2007 - MARCH 2008)

**6.00 TCI BASE TABLE: SELF-CONTAINED AND SHARED ACCOMMODATION**

**TOTAL COST INDICATORS - 2007/2008**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	95,900	90,400	85,700	82,000	79,800	77,300
25/30*	102,500	96,600	91,600	87,600	85,200	82,600
30/35*	109,000	102,800	97,400	93,300	90,700	87,900
35/40*	115,600	109,000	103,300	98,900	96,200	93,200
40/45*	122,200	115,200	109,200	104,500	101,700	98,500
45/50*	128,800	121,500	115,100	110,100	107,100	103,800
50/55*	135,400	127,700	121,000	115,800	112,600	109,100
55/60*	141,900	133,900	126,800	121,400	118,100	114,400
60/65*	148,500	140,100	132,700	127,000	123,600	119,700
65/70*	155,100	146,300	138,600	132,700	129,000	125,000
70/75*	161,700	152,500	144,500	138,300	134,500	130,300
75/80*	168,300	158,700	150,400	143,900	140,000	135,600
80/85*	174,800	164,900	156,200	149,500	145,500	140,900
85/90*	181,400	171,100	162,100	155,200	150,900	146,200
90/95*	188,000	177,300	168,000	160,800	156,400	151,500
95/100*	195,500	184,400	174,700	167,200	162,700	157,600
100/105*	203,000	191,500	181,400	173,700	168,900	163,600
105/110*	210,600	198,600	188,200	180,100	175,200	169,700
110/115*	218,100	205,700	194,900	186,500	181,400	175,700
115/120*	225,600	212,800	201,600	193,000	187,700	181,800

\* exceeding/not exceeding

120/125

125/130

130/135

DSD 135/140

194,000

200,300

206,600

212,900

# Total Cost Indicators 2007/08

## TCI COST GROUPS

The TCI Costs Group applicable is determined by the City/District Council area in which the premises is located. The table below gives the Cost Groups and the relevant City/District Council Area. The table also gives the Existing Satisfactory Purchase (ESP) Key Multiplier for each City/District Council area within that TCI Group.

TCI - Cost Group	City/District Council Area	Existing Satisfactory Purchases (ESPs)
A	Belfast	1.30
	Castlereagh	1.30
B	Derry	1.07
	Lisburn	1.30
	North Down	1.30
C	Ards	1.30
	Ballymena	1.29
	Banbridge	1.30
	Carrickfergus	1.30
	Newtownabbey	1.30
D	Ballymoney	1.26
	Coleraine	1.20
	Down	1.30
	Limavady	1.09
	Magherafelt	1.18
	Newry & Mourne	1.29
E	Antrim	1.30
	Armagh	1.10
	Craigavon	1.11
	Dungannon	1.15
	Larne	1.27
	Moyle	1.26
F	Cookstown	1.21
	Fermanagh	1.19
	Omagh	1.16
	Strabane	1.16

**Total Cost Indicators 2008/09**  
(APRIL 2008 - OCTOBER 2008)

**6.00 TCI BASE TABLE: SELF-CONTAINED AND SHARED ACCOMMODATION**

**TOTAL COST INDICATORS - 2007/2008**

Unit Floor Area m <sup>2</sup>	Total Unit Cost - (£ Per Unit)					
	TCI - Cost Groups					
	A	B	C	D	E	F
up to 25	95,200	89,000	84,300	80,800	78,800	76,000
25/30*	101,800	95,100	90,000	86,400	84,300	81,200
30/35*	108,300	101,200	95,800	91,900	89,700	86,400
35/40*	114,800	107,300	101,600	97,500	95,100	91,600
40/45*	121,400	113,400	107,400	103,000	100,500	96,900
45/50*	127,900	119,500	113,200	108,600	105,900	102,100
50/55*	134,400	125,600	118,900	114,100	111,300	107,300
55/60*	141,000	131,700	124,700	119,700	116,700	112,500
60/65*	147,500	137,900	130,500	125,200	122,100	117,700
65/70*	154,000	144,000	136,300	130,800	127,500	122,900
70/75*	160,600	150,100	142,100	136,300	133,000	128,100
75/80*	167,100	156,200	147,900	141,900	138,400	133,400
80/85*	173,600	162,300	153,600	147,400	143,800	138,600
85/90*	180,200	168,400	159,400	153,000	149,200	143,800
90/95*	186,700	174,500	165,200	158,500	154,600	149,000
95/100*	194,200	181,500	171,800	164,800	160,800	155,000
100/105*	201,600	188,500	178,400	171,200	167,000	160,900
105/110*	209,100	195,400	185,000	177,500	173,200	166,900
110/115*	216,600	202,400	191,600	183,900	179,300	172,800
115/120*	224,000	209,400	198,200	190,200	185,500	178,800

\* exceeding/not exceeding

120/125

196,500

# *Total Cost Indicators 2008/09*

## **11.00 TCI COST GROUPS**

11.01 The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area. The table also gives the Existing Satisfactory Purchase (ESP) Key Multiplier for each City/District Council area within that TCI Group.

TCI - Cost Group	City/District Council Area	
A	Belfast	Existing Satisfactory Purchases (ESPs) 1.28
	Castlereagh	1.30
B	Derry	1.00 ✓
	Lisburn	1.30
	North Down	1.30
C	Ards	1.30
	Ballymena	1.26
	Banbridge	1.30
	Carrickfergus	1.30
	Newtownabbey	1.30
D	Ballymoney	1.23
	Coleraine	1.09
	Down	1.30
	Limavady	1.00 ✓
	Magherafelt	1.07
	Newry & Mourne	1.29
E	Antrim	1.30
	Armagh	1.11
	Craigavon	1.13
	Dungannon	1.03
	Larne	1.25
	Moyle	1.23
F	Cookstown	1.07
	Fermanagh	1.07
	Omagh	1.03
	Strabane	1.03



*Total Cost Indicators 2008/09*  
(NOVEMBER 2008 - APRIL 2009)

**6.00 TCI BASE TABLE: SELF-CONTAINED AND SHARED ACCOMMODATION**

**TOTAL COST INDICATORS - 2008/2009 (effective 31.10.08)**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	85,800	81,800	77,100	74,200	72,400	70,500
25/30*	91,700	87,400	82,400	79,300	77,300	75,400
30/35*	97,600	93,000	87,700	84,400	82,300	80,200
35/40*	103,500	98,600	93,000	89,500	87,300	85,100
40/45*	109,400	104,300	98,300	94,600	92,200	89,900
45/50*	115,300	109,900	103,600	99,700	97,200	94,700
50/55*	121,200	115,500	108,900	104,800	102,200	99,600
55/60*	127,100	121,100	114,200	109,900	107,100	104,400
60/65*	133,000	126,700	119,400	114,900	112,100	109,300
65/70*	138,800	132,300	124,700	120,000	117,100	114,100
70/75*	144,700	137,900	130,000	125,100	122,000	118,900
75/80*	150,600	143,600	135,300	130,200	127,000	123,800
80/85*	156,500	149,200	140,600	135,300	132,000	128,600
85/90*	162,400	154,800	145,900	140,400	136,900	133,500
90/95*	168,300	160,400	151,200	145,500	141,900	138,300
95/100*	175,000	166,800	157,200	151,300	147,600	143,800
100/105*	181,800	173,200	163,300	157,100	153,300	149,400
105/110*	188,500	179,600	169,300	163,000	158,900	154,900
110/115*	195,200	186,100	175,400	168,800	164,600	160,400
115/120*	202,000	192,500	181,400	174,600	170,300	166,000

\* exceeding/not exceeding

*Total Cost Indicators 2008/09*

**11.00 TCI COST GROUPS**

11.01 The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area. The table also gives the Existing Satisfactory Purchase (ESP) Key Multiplier for each City/District Council area within that TCI Group.

TCI - Cost Group	City/District Council Area	
		Existing Satisfactory Purchases (ESPs)
A	Belfast	1.24
	Castlereagh	1.30
B	Derry	0.96
	Lisburn	1.27
	North Down	1.30
C	Ards	1.30
	Ballymena	1.25
	Banbridge	1.22
	Carrickfergus	1.29
	Newtownabbey	1.30
D	Ballymoney	1.21
	Coleraine	1.01
	Down	1.26
	Limavady	0.94
	Magherafelt	0.99
	Newry & Mourne	1.30
E	Antrim	1.29
	Armagh	1.16
	Craigavon	1.19
	Dungannon	0.96
	Larne	1.23
	Moyle	1.22
F	Cookstown	0.99
	Fermanagh	0.99
	Omagh	0.95
	Strabane	0.86

(MAY 2009 - MARCH 2010)

Total Cost Indicators (2009/10)

- Any space including access shared with another self-contained or shared unit.

\* 8<sup>th</sup> MAY 2009 → 31<sup>st</sup> MARCH 2010

6.00 TCI BASE TABLE: SELF-CONTAINED AND SHARED ACCOMMODATION

TOTAL COST INDICATORS - 2009/10 (effective 08.05.09)

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	74,205	70,533	67,167	64,566	63,495	62,168
25/30*	79,298	75,374	71,777	68,997	67,853	66,436
30/35*	84,390	80,214	76,386	73,428	72,210	70,702
35/40*	89,483	85,055	80,996	77,859	76,568	74,969
40/45*	94,575	89,895	85,605	82,290	80,925	79,235
45/50*	99,668	94,736	90,215	86,721	85,283	83,502
50/55*	104,760	99,576	94,824	91,152	89,640	87,768
55/60*	109,853	104,417	99,434	95,583	93,998	92,035
60/65*	114,945	109,257	104,043	100,014	98,355	96,301
65/70*	120,038	114,098	108,653	104,445	102,713	100,588
70/75*	125,130	118,938	113,262	108,876	107,070	104,834
75/80*	130,223	123,779	117,872	113,307	111,428	109,101
80/85*	135,315	128,619	122,481	117,738	115,785	113,367
85/90*	140,408	133,460	127,091	122,169	120,143	117,634
90/95*	145,500	138,300	131,700	126,600	124,500	121,300
95/100*	151,320	143,832	136,968	131,664	129,480	126,776
100/105*	157,140	149,364	142,236	136,728	134,460	131,652
105/110*	162,960	154,896	147,504	141,792	139,440	136,528
110/115*	168,780	160,428	152,772	146,856	144,420	141,404
115/120*	174,600	165,960	158,040	151,920	149,400	146,380

\* exceeding/not exceeding

# *Total Cost Indicators (2009/10)*

## **11.00 TCI COST GROUPS**

11.01 The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area	
A	Castlereagh Belfast North Down	
B	Derry Ards	
C	Lisburn Banbridge Dungannon Newtownabbey Fermanagh	
D	Down Ballymena Cookstown Carrickfergus	
E	Ballymoney Coleraine Magherafelt Limavady Omagh Craigavon Newry&Mourne	
F	Strabane Larne Moyle Armagh Antrim	

**Total Cost Indicators – 2010/11**  
(APRIL 2010 – MARCH 2011)

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	65,400	62,600	60,300	57,700	55,800	54,600
25/30*	69,900	66,900	64,500	61,600	59,600	58,400
30/35*	74,400	71,200	68,600	65,600	63,500	62,100
35/40*	78,800	75,500	72,800	69,600	67,300	65,900
40/45*	83,300	79,800	76,900	73,500	71,100	69,600
45/50*	87,800	84,100	81,000	77,500	74,900	73,400
50/55*	92,300	88,400	85,200	81,400	78,800	77,100
55/60*	96,800	92,700	89,300	85,400	82,600	80,900
60/65*	101,300	97,000	93,500	89,300	86,400	84,600
65/70*	105,800	101,300	97,600	93,300	90,300	88,400
70/75*	110,300	105,600	101,700	97,300	94,100	92,100
75/80*	114,700	109,900	105,900	101,200	97,900	95,900
80/85*	119,200	114,200	110,000	105,200	101,700	99,600
85/90*	123,700	118,500	114,200	109,100	105,600	103,400
90/95*	128,200	122,800	118,300	113,100	109,400	107,100
95/100*	133,300	127,700	123,000	117,600	113,800	111,400
100/105*	138,500	132,600	127,800	122,100	118,200	115,700
105/110*	143,600	137,500	132,500	126,700	122,500	120,000
110/115*	148,700	142,400	137,200	131,200	126,900	124,200
115/120*	153,800	147,400	142,000	135,700	131,300	128,500

\* exceeding/not exceeding

0 120-125

158,900

## Total Cost Indicators 2010/11

**Table 2**

### **TCI Cost Groups**

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area
A	Castlereagh Belfast North Down
B	Ards Derry
C	Banbridge Lisburn Dungannon
D	Fermanagh Newtownabbey Down Cookstown Ballymena Newry&Mourne
E	Ballymoney Carrickfergus Omagh Antrim Craigavon
F	Coleraine Magherafelt Larne Moyle Strabane Armagh Limavady

**Total Cost Indicators – 2011/12 (Spring)**

**(APRIL 2011 – MARCH 2012)**

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	57,900	56,000	52,300	50,600	49,700	49,000
25/30*	61,900	59,800	55,900	54,100	53,100	52,400
30/35*	65,900	63,700	59,500	57,500	56,500	55,800
35/40*	69,900	67,500	63,000	61,000	59,900	59,100
40/45*	73,800	71,400	66,600	64,500	63,300	62,500
45/50*	77,800	75,200	70,200	68,000	66,800	65,900
50/55*	81,800	79,100	73,800	71,400	70,200	69,200
55/60*	85,800	82,900	77,400	74,900	73,600	72,600
60/65*	89,700	86,700	81,000	78,400	77,000	76,000
65/70*	93,700	90,600	84,600	81,800	80,400	79,300
70/75*	97,700	94,400	88,200	85,300	83,800	82,700
75/80*	101,700	98,300	91,700	88,800	87,200	86,100
80/85*	105,600	102,100	95,300	92,300	90,600	89,400
85/90*	109,600	106,000	98,900	95,700	94,000	92,800
90/95*	113,600	109,800	102,500	99,200	97,500	96,200
95/100*	118,100	114,200	106,600	103,200	101,400	100,000
100/105*	122,700	118,600	110,700	107,100	105,300	103,900
105/110*	127,200	123,000	114,800	111,100	109,200	107,700
110/115*	131,800	127,400	118,900	115,100	113,100	111,600
115/120*	136,300	131,800	123,000	119,100	117,000	115,400

\* exceeding/not exceeding

## Total Cost Indicators 2011/12 (Spring)

**Table 2**

### TCI Cost Groups

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area
A	Castlereagh Belfast North Down
B	Ards Derry Banbridge Lisburn
C	Dungannon Down Newtownabbey Fermanagh Newry & Mourne Ballymena
D	Ballymoney Antrim Cookstown Craigavon Carrickfergus
E	Larne Moyle Armagh Coleraine Magherafelt
F	Strabane Limavady Omagh



# Total Cost Indicators – 2012/13 (Spring)

(APRIL 2012 – MARCH 2013)

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	59,600	57,900	55,100	53,600	52,400	51,400
25/30*	63,700	61,900	58,900	57,300	56,000	54,900
30/35*	67,800	65,900	62,600	61,000	59,600	58,500
35/40*	71,900	69,900	66,400	64,600	63,200	62,000
40/45*	76,000	73,800	70,200	68,300	66,800	65,500
45/50*	80,100	77,800	74,000	72,000	70,300	69,000
50/55*	84,200	81,800	77,800	75,700	73,900	72,600
55/60*	88,300	85,800	81,500	79,400	77,500	76,100
60/65*	92,400	89,700	85,300	83,000	81,100	79,600
65/70*	96,400	93,700	89,100	86,700	84,700	83,200
70/75*	100,500	97,700	92,900	90,400	88,300	86,700
75/80*	104,600	101,700	96,700	94,100	91,900	90,200
80/85*	108,700	105,600	100,400	97,700	95,500	93,700
85/90*	112,800	109,600	104,200	101,400	99,100	97,300
90/95*	116,900	113,600	108,000	105,100	102,700	100,800
95/100*	121,600	118,100	112,300	109,300	106,800	104,800
100/105*	126,300	122,700	116,600	113,500	110,900	108,900
105/110*	130,900	127,200	121,000	117,700	115,000	112,900
110/115*	135,600	131,800	125,300	121,900	119,100	116,900
115/120*	140,300	136,300	129,600	126,100	123,200	121,000

\*exceeding but not exceeding

Total Cost Indicators 2012/13(Spring)

## Total Cost Indicators – 2012/13 (Spring)

**Table 2**

### TCI Cost Groups

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area
A	Belfast Derry Castlereagh North Down
B	Ards Banbridge Lisburn
C	Newtownabbey Dungannon Fermanagh Down Ballymena Newry&Mourne
D	Ballymoney Carrickfergus Cookstown
E	Larne Moyle Coleraine Antrim Omagh Magherafelt Craigavon
F	Strabane Limavady Armagh

**Total Cost Indicators 2013/14 (Spring)**

*(APRIL 2013 - MARCH 2014)*

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit Floor Area m <sup>2</sup>	Total Unit Cost - (£ Per Unit)					
	TCI - Cost Groups					
	A	B	C	D	E	F
up to 25	59,600	57,900	55,100	53,600	52,400	51,400
25/30*	63,700	61,900	58,900	57,300	56,000	54,900
30/35*	67,800	65,900	62,600	61,000	59,600	58,500
35/40*	71,900	69,900	66,400	64,600	63,200	62,000
40/45*	76,000	73,800	70,200	68,300	66,800	65,500
45/50*	80,100	77,800	74,000	72,000	70,300	69,000
50/55*	84,200	81,800	77,800	75,700	73,900	72,600
55/60*	88,300	85,800	81,500	79,400	77,500	76,100
60/65*	92,400	89,700	85,300	83,000	81,100	79,600
65/70*	96,400	93,700	89,100	86,700	84,700	83,200
70/75*	100,500	97,700	92,900	90,400	88,300	86,700
75/80*	104,600	101,700	96,700	94,100	91,900	90,200
80/85*	108,700	105,600	100,400	97,700	95,500	93,700
85/90*	112,800	109,600	104,200	101,400	99,100	97,300
90/95*	116,900	113,600	108,000	105,100	102,700	100,800
95/100*	121,600	118,100	112,300	109,300	106,800	104,800
100/105*	126,300	122,700	116,600	113,500	110,900	108,900
105/110*	130,900	127,200	121,000	117,700	115,000	112,900
110/115*	135,600	131,800	125,300	121,900	119,100	116,900
115/120*	140,300	136,300	129,600	126,100	123,200	121,000

\* exceeding/not exceeding

**Total Cost Indicators 2013/14(Spring)**

## Total Cost Indicators 2013/14 (Spring)

**Table 2**

### **TCI Cost Groups**

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI Cost Group	City/District Council Area
A	Belfast Derry Castlereagh North Down
B	Ards Banbridge Lisburn
C	Newtownabbey Dungannon Fermanagh Down Ballymena Newry&Mourne
D	Ballymoney Carrickfergus Cookstown
E	Larne Moyle Coleraine Antrim Omagh Magherafelt Craigavon
F	Strabane Limavady Armagh

**Total Cost Indicators – 2014/15 (Spring)**

*(APRIL 2014 - OCTOBER 2014)*

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit/Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	62,400	58,900	56,900	54,200	52,500	50,900
25/30*	66,700	62,900	60,800	57,900	56,100	54,400
30/35*	70,900	67,000	64,700	61,700	59,700	57,800
35/40*	75,200	71,000	68,600	65,400	63,300	61,300
40/45*	79,500	75,100	72,500	69,100	66,900	64,800
45/50*	83,800	79,100	76,400	72,800	70,500	68,300
50/55*	88,100	83,200	80,300	76,500	74,100	71,800
55/60*	92,300	87,200	84,200	80,300	77,700	75,300
60/65*	96,600	91,200	88,100	84,000	81,300	78,800
65/70*	100,900	95,300	92,000	87,700	84,900	82,300
70/75*	105,200	99,300	95,900	91,400	88,500	85,800
75/80*	109,500	103,400	99,800	95,100	92,100	89,300
80/85*	113,700	107,400	103,700	98,900	95,700	92,700
85/90*	118,000	111,500	107,600	102,600	99,300	96,200
90/95*	122,300	115,500	111,500	106,300	102,900	99,700
95/100*	127,200	120,100	116,000	110,600	107,000	103,700
100/105*	132,100	124,700	120,400	114,800	111,100	107,700
105/110*	137,000	129,400	124,900	119,100	115,200	111,700
110/115*	141,900	134,000	129,300	123,300	119,400	115,700
115/120*	146,800	138,600	133,800	127,600	123,500	119,700

\* exceeding/not exceeding

**Total Cost Indicators 2014/15 (Spring)**

## Total Cost Indicators – 2014/15 (Spring)

**Table 2**

### **TCI Cost Groups**

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area
A	Belfast
B	Derry Castlereagh North Down
C	Ards Banbridge Lisburn Newtownabbey
D	Dungannon Ballymena Ballymoney Down Coleraine Magherafelt Newry&Mourne Fermanagh
E	Carrickfergus Cookstown Larne Moyle Antrim Craigavon Omagh
F	Strabane Limavady Armagh

# Total Cost Indicators – 2014/15 (Autumn)

(NOVEMBER 2014 – MARCH 2015)

**Table 1**

**TCI Base Table: Self-Contained and Shared Accommodation**

Unit Floor Area m <sup>2</sup>	Total Unit Cost – (£ Per Unit)					
	TCI – Cost Groups					
	A	B	C	D	E	F
up to 25	64,800	61,200	58,400	55,700	53,800	52,200
25/30*	69,300	65,400	62,500	59,600	57,400	55,800
30/35*	73,700	69,600	66,500	63,400	61,100	59,300
35/40*	78,200	73,800	70,500	67,200	64,800	62,900
40/45*	82,600	78,000	74,500	71,000	68,500	66,500
45/50*	87,100	82,200	78,500	74,900	72,200	70,100
50/55*	91,500	86,400	82,500	78,700	75,900	73,700
55/60*	96,000	90,600	86,500	82,500	79,600	77,200
60/65*	100,400	94,800	90,500	86,300	83,300	80,800
65/70*	104,900	99,000	94,500	90,200	87,000	84,400
70/75*	109,300	103,200	98,600	94,000	90,600	88,000
75/80*	113,800	107,400	102,600	97,800	94,300	91,600
80/85*	118,200	111,600	106,600	101,600	98,000	95,100
85/90*	122,700	115,800	110,600	105,500	101,700	98,700
90/95*	127,100	120,000	114,600	109,300	105,400	102,300
95/100*	132,200	124,800	119,200	113,700	109,600	106,400
100/105*	137,300	129,600	123,800	118,000	113,800	110,500
105/110*	142,400	134,400	128,400	122,400	118,000	114,600
110/115*	147,400	139,200	132,900	126,800	122,300	118,700
115/120*	152,500	144,000	137,500	131,200	126,500	122,800

\* exceeding/not exceeding

Total Cost Indicators 2014/15 (Autumn)

## Total Cost Indicators – 2014/15 (Autumn)

**Table 2**

### TCI Cost Groups

The TCI Costs Group applicable is determined by the City/District Council area in which the scheme is located. The table below gives the Cost Groups and the relevant City/District Council Area.

TCI - Cost Group	City/District Council Area
A	Belfast
B	Derry Castlereagh North Down
C	Ards Banbridge Lisburn Newtownabbey
D	Dungannon Ballymena Ballymoney Down Coleraine Magherafelt Newry&Mourne Fermanagh Carrickfergus
E	Cookstown Larne Moyle Antrim Craigavon Omagh
F	Strabane Limavady Armagh

Total Cost Indicators 2014/15 (Autumn)



**Q11 We understand the valuation report for the purchase of the Crossgar site is dated 28 May 2007. Can you provide an explanation of how is it that, in an e-mail of 15 March from DSD to Trinity, there is reference to a valuation of £900,000 for the site?**

A11 Trinity advised that in the email dated 15<sup>th</sup> March 2007 the reference to the valuation was in relation to a preliminary valuation that had been prepared by the independent valuer and submitted by Trinity dated 9<sup>th</sup> March 2007 to the Department. This preliminary valuation formed part of the outline details that were submitted to the Department to see if this scheme could be included in the 2006/2007 development programme. If so then Trinity would have proceeded to prepare the full scheme submission.

However as this was in the very early stages of the Design and Build process, the proposal did not comply with the requirements of the Housing Association Guide and therefore could not be considered for an Advanced Land Purchase grant at that time. This scheme was then included in the 2007/2008 development programme. Trinity proceeded to compile all of the necessary documentation required for submission to NIHE for approval in September 2007, including a full valuation report that was obtained in May 2007.

(A copy of this preliminary valuation is attached at Appendix 6B in response to question 6)

**Q12 If there was a valuation of £900,000 in February 2007 on the Crossgar site, how was it that the developer was able to purchase the site for £700,000 earlier that month? Would this be something that the Department/NIHE should have queried at that time?**

A12 As referred in earlier answers at questions 7, 8, 9, 10 and 11, when processing an application for an ALP the Department/NIHE takes into account the nature of the scheme, the independent valuation report, the development potential, the purchase price and the TCI rates to determine if the proposals represent value for money. Our procedures ensure that any risks associated with attaining and developing land, such as inflated land prices and planning difficulties are managed and controlled. They also reduce the risk of losing the site or increasing development costs and allow Associations to build up a land bank where land for future schemes will have been acquired ahead of construction starts. The price a developer has previously paid for the site is not a factor in these considerations.

**Q13 The Committee would like to see all documentation showing how the Housing Executive considered the likelihood of planning permission being received on the Crossgar site?**

A13 NIHE advised that when Trinity made their application for ALP in September 2007 they were required, in accordance with the Housing Association Guide, to provide Planning assurance in the form of report from an independent Planning consultant. The Planning consultant's report at that time advised that 12 units would be acceptable to Planning Service.

After the ALP was paid in February 2008, NIHE met regularly with Trinity through Scheme Progress Meetings. These meetings are held with all associations, typically on a quarterly basis, to keep updated on their development activity.

In addition to Scheme Progress Meetings, housing associations provide updates through a formal monthly reporting process using Project Update Forms (PUFs). PUFs include updates on the latest Planning position. NIHE also has a team which is dedicated to monitoring the progress of Planning Applications and liaising with the Planning Service directly.

Through a combination of Scheme Progress Meetings, Project Update Forms and the ongoing work of the NIHE Planning team, NIHE noted the following progress relating to the Planning position for the Downpatrick Road site.

Date	Activity
December 2007	Full Planning Application (12 units)
October 2009	Recommended for refusal (12 units)
February 2010	Recommended for approval (10 units). Deferral reconsideration.
January 2011	Recommended for refusal (10 units). Deferral reconsideration.
March 2011	Recommended for approval (10 units). Ministerial consideration.
November 2011	Recommended for refusal (10 units). Deferral reconsideration.
April 2012	Recommended for refusal (7 units)
December 2012	Recommended for refusal (3 units)
April 2013	Recommended for approval (1 unit)
August 2013	Recommended for approval (1 unit)
February 2014	Green form issued (1 unit)
July 2014	New Planning Application (7 units)
November 2014	Recommended for refusal (7 units)
February 2015	Refusal issued (7 units)

Scanned copies of supporting documents relating to NIHE's monitoring of planning progress regarding this scheme are in the attached at Appendices 13. Notes from Scheme Progress Meetings are recorded in an electronic management database, so no documents have been included relating to these meetings. As there are many PUFs (they are submitted monthly), only copies of a selection of relevant PUFs have been included.

Murphy, David

From: Murphy, David  
Sent: 30 July 2008 12:39  
To: Doherty, Gerry  
Subject: FW: PLANNING APPLICATION PROGRESS  
Sensitivity: Private

Gerry for information

David M.

From: Hillen, Bill [mailto:Bill.Hillen@doeni.gov.uk]  
Sent: 30 July 2008 11:50  
To: Murphy, David  
Cc: Doherty, Gerry  
Subject: RE: PLANNING APPLICATION PROGRESS  
Sensitivity: Private

David

yip, I'm off on leave and a million things to do beforehand, including sorting out Killough Road!  
Quickly therefore -

- II • 41 Movilla St, Ards - X/2007/1005 - there are fundamental issues here which will delay this application from going anywhere fast namely - Roads Service say they own part of the site which is a car park and an abandonment procedure will have to be gone through by the applicant. It's not my bailiwick but I know from experience that such an abandonment can take a min of 6 months and if there are any objections, it won't happen and in this case then the scheme would fall. There are also design/numbers issues in that the proposal is 2.5/3 storeys in height and the character of the area is 2 storey.
- III • Church St, Ards - X/2006/0600 - a better result here - there are issues re contaminated land but I would be hopeful of a "green form" between now and the end of 2008.
- II • Downpatrick Rd, Crossgar - R/2007/1337 - serious issues here. If this were a private scheme it would be a straight refusal. I've instructed the case officer to arrange a meeting with the agent and advise a radical rethink. In truth it may not be a runner at all for them as there are character issues which will be extremely difficult to overcome. There are objections as well, including from the neighbouring bungalow which is owned and occupied by the ex-minister Dermot Nesbitt. There are also amenity space issues, overdevelopment..... Like I said, a private scheme would have been refused.

Bill

From: Murphy, David [mailto:David.Murphy@NIHE.GOV.UK]  
Sent: 30 July 2008 09:17  
To: Hillen, Bill  
Cc: Doherty, Gerry  
Subject: PLANNING APPLICATION PROGRESS  
Sensitivity: Private

Bill

At our meeting in June there were 3 schemes which I believe you needed to check to confirm planning status.

They are:-

- 41 Movilla St, Ards - X/2007/1005
- Church St, Ards - X/2006/0600 - to Council?

30/07/2008

SRN	Location	No. of units	1. Vendor NIHE <input type="checkbox"/> Other <input type="checkbox"/>	2. Project Submission Est - Month of submission
6156	19 Downpatrick Road Crossgar (Actual Dates)	12	<input type="checkbox"/>	Mar-09
3. Site Identified (Yes or No)	Contracts Exchanged (Actual Dates)	Land in HA ownership? (Actual Date)	Acquisition Tranche (Est - Mth/Yr)	
Yes	Jun-07	Yes 18/8/2007		Feb-08
4. Onsite Tranche (Est - Mth/Yr)	5. Contract Terms (months)	6. PC Tranche (Est - Mth/Yr)	7. Comments - Reasons for delay etc	
Mar-09	14 Months	Jun-10	Development Manager S. John Cochrane	
8. Full Planning Permission - ACTUAL DATES ONLY				
P/P Ref No	Application (Day/Mth/Yr)	Council Appr (Day/Mth/Yr)	Planning App (Day/Mth/Yr)	
R/2007/1337	14-Dec-07		Scheme slipped to 09/10 due to planning	

Signed: S. JOHN COCHRANE

DEVELOPMENT MANAGER

01/03/2009

Date:

**Trinity Housing Association Programme Meeting**  
**Tuesday 5<sup>th</sup> May 2009 – Action Points**

**Year 1**

Area	Scheme Name	Units	Comments
South East	19 Downpatrick Road, Crossgar (ALP)	12	Planning Service has submission. Wanted to reduce 12 to 10. meeting Planning Service on Wednesday 6 <sup>th</sup> May 2009. No Roads Issue. Adjacent site being developed privately. No problems envisaged. D&B – in contract with developer – Development Agents, breach of contract.
South East	Nettlehill Road, Lisburn (ALP)	26	D&B – in contract with developer – Development Agent. NIAO approved. Breach of Contract. Land bought at high price. Works may be lower.
South East	21 Ashley Park, Dunmurry (ALP)	8	Planning approved in April 2009. It's CAT1 all apartments.
South East	Appletree House, Bridge Street, Downpatrick	24	12 X Frail Elderly and 12 X Dementia. Submitted to DPG. Tendered. B/Plan (Trust) to be completed by 19 <sup>th</sup> May 2009. Going to Trust Finance Committee 1/06/09. Trinity to re-submit at new TCIs and at tender price. Land valued at £700,000 at 5 <sup>th</sup> November 2008.
South	Derrybeg Small Sites, Newry (Transfer)	11	Planning approved. Design team being set up. No problems. Being contracted with Green field.

Area	Scheme Name	Units	Comments
Belfast	Finaghy Road South, Belfast	12	On-site.
South	Greenfield Park, Newry (Transfer)	2	Are abnormal on site. Valuation out of date. Being contracted with Derrybeg Small Sites.
Belfast	Grove Street East, Belfast	17	To planning for 17 houses in January 2009. Was originally 21 flats.
South East	Holburn Avenue, Bangor	14	Still subject to Lands Tribunal Review (X2). Is a covenant on site. To be slipped. To be replaced by Dunmisk Phase 2.
Belfast	Dunmisk Phase 2	28	To get planning approval this week. Was D&B, but developer willing to sell site. Will revisit submission over TCIs. Goes to BCC on 7 <sup>th</sup> May 2009. To be advanced.
Belfast	Ladas Way, Belfast (ALP)	16	Submitted to Planning Service. No issues so far. BCC submitted application in conjunction with Trinity. Had outline so submission for Reserve Matters. Design Team in place.
South East	Nettlehill Road, Lisburn (ALP)	26	Lodged with Planning Service June 2006. Revised planning application after alterations made at request of Case Officer. Met with Minister of Environment and C McIlwaine last week. Outcome was Planning Approval to be issued by end June 2009. As with Downpatrick Road, is D&B and already in contract with developer.
South East	Strand Avenue, Holywood (Transfer)	20	Going to NDBC in June 2009. Land transfer progressing.

## Year 2

Area	Scheme Name	Units	Comments
Belfast	Dundela / Belmont Avenue, Belfast	8	D&B. Still to submit planning. May slip. DUP HQ.
Belfast	Fashoda Street, Belfast	6	Progressing. Still to submit planning submission.
South	Brownhill Meadows Phase 1, Irvinestown (Transfer)	6	Planning proceeding.
South	Gorminish Park, Garrison (Transfer)	4	Open space issue. Planning & Feasibility involved. Planners are saying are other private sites available, why build here? DM to check with Planning & Feasibility.
West	Derry Road Area, Omagh	10	D&B. May not be able to get reversed to traditional new build.

## Year 3

Area	Scheme Name	Units	Comments
South East	Comber Road, Dundonald	24	D&B. Could become traditional new build.



## Year 4

Area	Scheme Name	Units	Comments
South East	West Church, Bangor	18	D&B. Planning submitted 6 months ago. Could _____ land. Open space issue. Could be advanced to Year 2 (2010/11).
South East	Beverley Avenue, Newtownards	18	D&B. Planning approval imminent. (Open Space) Could be advanced to Year 2 (2010/11).

## Any Other Business

### Tempo Road, Enniskillen

Not in SHDP. Developer waiting in Programme inclusion before submits to Planning Service.

### Arthur Street, Newry (3 units)

Listed building -- got consent. Got planning approval. Korsikoffs managed by Praxis. Wish to propose extension for 3 units. Need SP monies ? Ensuities ?

### Carmen Lane, Bangor

Korsikoff's extension of 3 units. SP ? JC to write to DPG. Submitted to Planning Service. To Council in June 2009.

# DEPARTMENT OF THE ENVIRONMENT

## PLANNING (NI) ORDER 1991

### Applications for Planning Permission presented to Down Council

Date of Council Meeting 26-Oct-09



Application Ref	DOE Opinion	Applicant	Location	Proposal
1 R/2006/1297/F	Approval	Mr C McKibbin C/O Agent	12 Main Street, Dundrum, Co Down	Retrospective application for amendments to petrol filling station & shop previously approved under R/2004/1656/F
2 R/2007/0505/F	Approval	Mr G Hayes 37 Ballylone Road, Ballynahinch, Co Down, BT24 8SU	37 Ballylone Road Ballynahinch BT24 8SU	Erection of domestic garage and boat store
3 R/2007/0580/O	Approval	Mr M Peacock 12 Clonevin Park, Lisburn, Co Antrim, BT28 3BL	Site adj to no.6 Donard View, Ringawaddy, Bishops court, Ballyhornan.	Site for residential development (additional end terrace dwelling).
4 R/2007/1225/CA	Approval	John Shillday Ltd. 75/77 Main Street, Castlewella, Co Down, BT31 9DQ	29 Clarmont Avenue, Castlewella, BT31 9DQ	Demolish existing boundary wall to west of site & replace with new wall as per plans to suit new work to provide adequate enclosure.
5 R/2007/1240/F	Approval	Mr M Mcmillan 2 Rowallane Manor, Saintfield, Co Down, BT24 7PE	27 Scaddy Road, Downpatrick, BT30 9BP	Replacement dwelling and granny flat (amended plans).

Application Ref	DOE Opinion	Applicant	Location	Proposal
<b>6</b>	R/2007/1326/F <b>Approval</b>	Shandar Developments Ltd 17 Altnadua Road, Castlewellan, Co Down	Lands to the South Eastern side of the Flying Horse Road, Downpatrick, opposite 2 Struell Avenue through to 38 Struell Crescent.	Development consists of 48 No mix tenure dwellings comprising of 23 No 2/3 Storey houses and 29 No apartments (amended plans).
<b>7</b>	R/2007/1337/F <b>Refusal</b>	Trinity Housing Ltd 95a Finaghy Road South, Belfast, BT10 0BY	19 Downpatrick Road, Crossgar.	Proposed 2 storey new build residential development of 'Lifetime' eco-homes consisting of 4no townhouses and 8no apartments (amended plans)

The proposed development is contrary to Planning Policy Statement PPS7 Policy QD1 in that a) the development does not respect the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings.<sup>a</sup>

The proposed development is contrary to policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments in that it would if permitted result in overdevelopment of the site which is too small and restricted to permit the erection of five dwellings and 8 apartments.

The proposed development is contrary to the Department's Planning Policy Statement 3 Access, Movement and Parking, Policy AAP7 car parking and servicing arrangements in that it would, if permitted prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

## Project Update Form

a) Housing Association	Trinity			
b) Procurement Group	Apex			
c) SRN	6156	d) No of Units	10	
e) Scheme Name / Location	19 Downpatrick Road, Crossgar (ALP)			
f) Vendor's Name				
Housing Executive (Transfer)		Other•		
g) Application for Project Approval : (Estimated Date of Submission)				SUBMITTED
h) Contracts Exchanged : (Actual Date)				Jun-07
i) Land In HA ownership : (Actual Date)	18th August 2007	j) Land Cost £k	£885,000	
k) Acquisition Tranche				
Submission Date	Mar-10	Grant %	65%	Grant £k
				£35,571
l) On-Site Tranche				
Submission Date	Mar-10	Grant %	25%	Grant £k
				£13,681
m) Completion Tranche				
Submission Date	Mar-11	Grant %	10%	Grant £k
				£5,472
n) Total Scheme Costs £k	£1,403,690		o) Total Grant £k	£54,724
p) Planning Information (Dates) xx/xx/xx				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
Dec-07	14th December 2007		22-Feb-10	
q) Planning Reference Number		R/2007/1337/F		
r) Reasons for delay in the submission of Application for Project Approval				
ALP - FEBRUARY 2008 - £ 835,215 SCHEME SLIPPED TO 10/11				

Signed:- S John Cochrane Development Manager

March 2010

## Development Control Officer's Professional Planning Report

<b>Case Officer:</b> Ms K Killen		<b>Application ID:</b> R/2007/1337/F	
		<b>Application Type:</b> Full	
<b>Applicant Name and Address:</b>	Trinity Housing Ltd 95a Finaghy Road South Belfast BT10 0BY	<b>Agent Name and Address:</b>	Brian Small Design 79 Rosetta Road Belfast BT6 0LR

**Location:** 19 Downpatrick Road, Crossgar.

**Development Type:** Erection of Building(s)

**Proposal:** Proposed 2 storey new build residential development of 'Lifetime' eco-homes consisting of 4no townhouses and 8no apartments (amended plans)

**Date Valid:** 18th December 2007

**Statutory Expiry Date:** 18th March 2008

**Date of last Neighbour Notifications:** 1st September 2009

**Date of District Council Consultation:** 26th October 2009

**Date of A31 Determination & Decision:** No

**EIA Determination:** Not Applicable

**Date First Advertised:** 9th January 2008

**Date Last Advertised:** 3rd December 2008

### Consultees

Down District Council - Public Health Service ( COUNCIL ), 24 Strangford Road, DOWNPATRICK, Co Down, BT30 6SR

Archaeological Survey ( DEPARTMENTAL ), 5-33 Hill Street, BELFAST, BT1 2LR

EHS - Water Management ( DEPARTMENTAL ), 17 Antrim Road, Lisburn, Co Antrim, BT28 3AL.

Roads Service - Downpatrick Office ( DEPARTMENTAL ), Rathkeltair House, DOWNPATRICK, BT30 6EA

Water Service - Downpatrick Office ( DEPARTMENTAL ), Cloonagh Road, DOWNPATRICK, BT30 6ED

### Notified Neighbours

The Owner/Occupier ( NEIGHBOUR ), 17 Downpatrick Road, Crossgar, Crossgar, BT30 9EH

The Owner/Occupier ( NEIGHBOUR ), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
The Owner/Occupier ( NEIGHBOUR ), 19 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
The Owner/Occupier ( NEIGHBOUR ), 23 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
The Owner/Occupier ( NEIGHBOUR ), 16 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
The Owner/Occupier ( NEIGHBOUR ), 15 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
The Owner/Occupier ( NEIGHBOUR ), 18 Downpatrick Road, Crossgar, Crossgar, BT30 9EH  
NEIGHBOUR, 1 Rocksfield, Downpatrick Road, Crossgar, BT30 9EQ  
NEIGHBOUR, 3 Rocksfield, Downpatrick Road, Crossgar, BT30 9EQ  
NEIGHBOUR, 5 Rocksfield, Downpatrick Road, Crossgar, BT30 9EQ  
NEIGHBOUR, 7 Rocksfield, Downpatrick Road, Crossgar, BT30 9EQ  
NEIGHBOUR, 9 Rocksfield, Downpatrick Road, Crossgar, BT30 9EQ  
NEIGHBOUR, 9 Rocksfield Close, Downpatrick Road, Crossgar, BT30 9EQ

#### Representations

D Nesbitt ( UNSOLICITED ), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
G Curran ( UNSOLICITED ), 9 Rocksfield Close, Downpatrick Road, Crossgar, BT30 9GQ  
J Smith ( UNSOLICITED ), 3 James Terrace, Crossgar, BT30 9FD  
Letter, Objection, D Nesbitt (UNSOLICITED), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
Letter, Objection, D Nesbitt (UNSOLICITED), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
Letter, Objection, D Nesbitt (UNSOLICITED), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
Letter, Objection, D Nesbitt (UNSOLICITED), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
Letter, Non-committal, D Nesbitt (UNSOLICITED), 21 Downpatrick Road, Crossgar, Crossgar, BT30 9EQ  
Letter, Objection, G Curran (UNSOLICITED), 9 Rocksfield Close, Downpatrick Road, Crossgar, BT30 9GQ  
Letter, Objection, J Smith (UNSOLICITED), 3 James Terrace, Crossgar, BT30 9FD

#### 08 Consultations Summary

No data found

#### Consultation Summary

No data found

**Consultation replies text**

Down District Council - Public Health Service

Archaeological Survey

EHS - Water Management

Roads Service - Downpatrick Office

Roads Service - Downpatrick Office

Roads Service - Downpatrick Office

Roads Service - Downpatrick Office

Water Service - Downpatrick Office

Water Service - Downpatrick Office

Water Service - Downpatrick Office

**Consultee replies**

Down District Council - Public Health Service, 24 Strangford Road, DOWNPATRICK, Co Down, BT30 6SR (COUNCIL), No objection, Consultation Reply, 15th February 2008

Archaeological Survey, 5-33 Hill Street, BELFAST, BT1 2LR (DEPARTMENTAL), No objection, Consultation Reply, 12th February 2008

EHS - Water Management, 17 Antrim Road, Lisburn, Co Antrim, BT28 3AL. (DEPARTMENTAL), App subj to cond etc, Consultation Reply, 29th January 2008

Roads Service - Downpatrick Office, Rathkeltair House, DOWNPATRICK, BT30 6EA (DEPARTMENTAL), Add Info Requested, Consultation Reply, 5th February 2008

Roads Service - Downpatrick Office, Rathkeltair House, DOWNPATRICK, BT30 6EA (DEPARTMENTAL), No objection, Consultation Reply, 15th May 2008

Roads Service - Downpatrick Office, Rathkeltair House, DOWNPATRICK, BT30 6EA (DEPARTMENTAL), No objection, Consultation Reply, 21st January 2009

Roads Service - Downpatrick Office, Rathkeltair House, DOWNPATRICK, BT30 6EA (DEPARTMENTAL), Refusal recommended, Consultation Reply, 2nd October 2009

Water Service - Downpatrick Office, Cloonagh Road, DOWNPATRICK, BT30 6ED (DEPARTMENTAL), No objection, Consultation Reply, 8th January 2008

Water Service - Downpatrick Office, Cloonagh Road, DOWNPATRICK, BT30 6ED (DEPARTMENTAL), No objection, Consultation Reply, 30th June 2008

Water Service - Downpatrick Office, Cloonagh Road, DOWNPATRICK, BT30 6ED (DEPARTMENTAL), Statutory, Consultation Reply, 26th January 2009

**Site History**

R/1976/0504  
EXTENSION TO DWELLING AND GARAGE  
21 DOWNPATRICK ROAD, CROSSGAR  
Not Supplied  
Unknown  
Local Authority decision  
Approval (historical)  
24-SEP-76

R/1985/0533  
EXTENSION TO DWELLING  
21 DOWNPATRICK ROAD, CROSSGAR.  
Not Supplied  
Unknown  
Local Authority decision  
Approval (historical)  
14-NOV-85

R/2004/2077/F  
Lissara Presbyterian Church  
The Manse 17 Downpatrick Road Crossgar Co Down  
Extension to Dwelling  
The Manse, 17 Downpatrick Road, Crossgar  
Full  
Building Extension/Alteration  
9th December 2004  
Local Authority decision  
Approval  
09-FEB-05

R/2006/0305/F  
Mr Alan Cannon  
19 Downpatrick Road Crossgar Co Down BT30 9EQ  
Extension to dwelling & detached garage  
19 Downpatrick Road, Crossgar, Co Down, BT30 9EQ  
Full  
Building Extension/Alteration  
24th March 2006  
Local Authority decision  
Approval  
14-JUN-06

Constraints

DOW 030:023 - HOLY WELL - CROSSGAR  
J45835172  
Monument - Heritage  
Designated  
Unk

SD - South Down  
South Down  
Parl Constituency Boundary - RESIDUAL ITEMS  
Effective



**Representations – including objections**

1. Brief Summary of Issues

2. Consideration of Issues

**Policies**

L/R/006 - Development Limit of Crossgar

Down District Council

Development Limit - PLAN POLICIES

Adopted

## **Case Officer Report**

### **SITE VISIT DETAILS/DESCRIPTIONS**

#### **1. Description of Proposal**

The proposal is for a social house scheme for Trinity Housing Association. The proposal includes 2 blocks of 4 apartments at 2 storeys each (height 8m), each includes 2 bedrooms and the apartments are to the front of the site facing onto the Downpatrick Road set back approx 13.6m from the road. The proposal includes a terrace row to the rear of the site for 4 2 storey dwellings (7.8m height), with 3 bedrooms, a rear back garden area and the parking for the apartments and the dwellings is communal with 17 spaces which includes 3 disabled spaces. The rear private amenity space for the dwellings is approx as follows:

Dwelling 1 – 52.08sqm

Dwelling 2 - 57.6sqm

Dwelling 3 – 57.6 sqm

Dwelling 4 - 45sqm

The set back of the apartment unit containing apartments 1-4 are approx 13.6m from the road which provides 108.8sqm of open space within the site. The 2 apartment blocks are of identical design and are parallel to each other with a 5m separation distance between the units. The plan details this area separating the units as bin storage and a lawn area.

The proposal includes additional planting within the site to add to the boundary and has also broken up the car parking with planting. The access details include a 6m wide internal road that narrows to 4.8m with 2 speed control ramps. 18 car parking spaces are detailed.

Proposal was submitted with a concept statement and plan in keeping with requirement as detailed in PPS7 Policy QD2.

#### **2. Characteristics of Area**

The site is set within the development limit of Crossgar, within Whiteland. Crossgar is a Village and the site is on the approach to the Village from the Countryside and while travelling north from the village along the Downpatrick Road. The immediate area is characterised by detached residential properties with large garden area as and is opposite the LLPA of the Tobar Mhuire monastery. The site is also set within an area of Archaeological Potential as defined in the adopted Down Plan 2015.

The site is a Roadside site within the settlement limits, however it is important to mention that the Downpatrick Road is a protected route

#### **3. Characteristics of Site**

The site is a road fronting site on the Downpatrick Road, Crossgar. The site currently has a single storey contemporary style detached dwelling and garage with an established mature garden and a tarmac access from

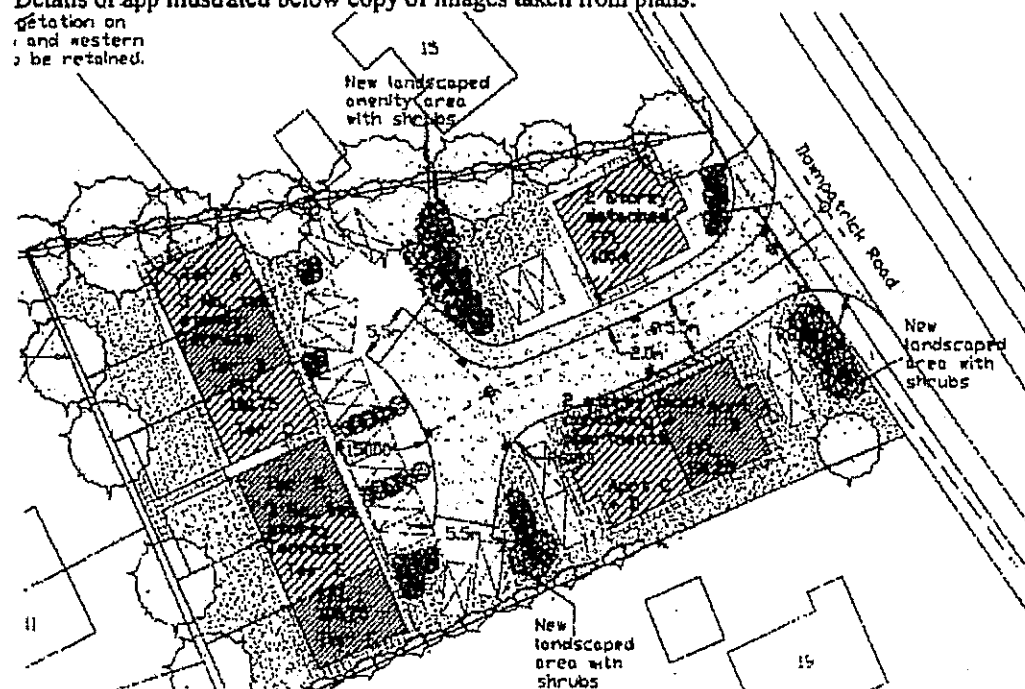
the Downpatrick Road. The topography of the site rises from the Downpatrick Road to the rear, which is from the east to the west of the site. The boundaries of the site to the rear is defined by a 2m high close board fence and some mature planting. The boundary shared with Number 17, the north boundary, is defined by a mature 2-3m high hedge with a 2m high smooth render wall and 0.5m high close board fence on top along the rear of number 17. The boundary shared with number 21 to the south is defined by a mature 5+m high hedge, this is on the land of the neighbour.

#### **SITE HISTORY**

R/2006/0305/F Approval	Ext to dwelling & detached garage	19 Downpatrick Road
Mr Alan Cannon	14.6.2006	
R/2008/0515/O Pending	Housing Development (7 dwellings and 4 Apartments to front)	17 the Downpatrick Rd, Crossgar
Committee of Lissara Presbyterian Church		

Details of app illustrated below copy of images taken from plans:

vegetation on  
land and western  
to be retained.



#### **CONSULTATIONS**

##### **Roads Service:**

Reply dated 30.1.2008 (no stamped received date from planning service) requesting a revised layout to address footway issues and discharge of surface water. Comments forwarded to agent in letter dated 22.2.2008

Amended plans received 7.4.2008 to address roads and ni water comments – car parking spaces remain 18.

Reply received 15.5.2008 with no objections to April 08 plan, with the addition of several conditions and informatives should the Department approve the application

Amended plans dated Nov 2008 – roads reply 20.1.2009 to state no objections to the proposal with the addition of several conditions and informatives should the Department approve the application.

#### **Water Service:**

Replay dated 8.1.2008 to state that no objections to the proposal with a storm water retention system would be required and applicant to provide drainage layout with storm water retention system to ni water for approval.

Forwarded to agent in letter 22.1.2008

Amended plans received 22.1.2008.

Reply dated 30.6.2008 with no objections and request that applicant to submit application for Article 161 approval for sewers and water for the development, this can be added as an informative should the department approve the application.

#### **NIEA – Water Management Unit**

29.1.2008 No objection to the proposal with the addition of suds and duds informatives should the Department approve the application.

#### **NIEA – Protecting Historic Monuments**

Reply 11.2.2008 to state that no objection to the proposal.

#### **Down District Council – Environmental/Public Health**

Reply 15.2.2008 to state that no objection subject to WWTW are not at capacity – see NIEA WMU comments above.

#### **OFFICE MEETING**

21.1.2008 Brian Vennard met with neighbour Mr Nesbit of number 21. Mr. Nesbit stated his objections to the proposal on following basis:

1. overdevelopment
2. private amenity issues
3. visual amenity issues
4. relationship to existing neighbours as well as adjacent neighbours.

Mr Nesbit also detailed objection letters to the Department regarding this application which have been detailed below in the report.

#### **LETTERS OF OBJECTION/REPRESENTATION**

29.1.2009 from Mr D Nesbit of 21 Downpatrick Road (immediate neighbour) objecting to the application as it does not reflect the character of the area and will result in damage to the surrounding character and residential amenity, and the proposal will cause unacceptable adverse impacts on Mr Nesbits' property by way of overlooking, loss of light, overshadowing and other disturbance. Mr Nesbit details that his property has a private garden to both the front and back and the proposal would cause a severe loss to existing features and facilities of his property.

16.4.2008 Mr Nesbit of 21 Downpatrick Road viewed amended plans which detail alterations for Roads and objections previously detailed still stand.

16.9.2009 Mr G Curran of 9 Rocksfeld Close (to rear of proposal) sent in objection letter via email. Letter details objections to the proposal stating concern over the amount of dwellings proposed and requesting at least 15m separation distance from his property, the retention of existing trees and impact on his property should they be removed and the state of the existing site.

#### 1<sup>st</sup> OFFICE MEETING

14<sup>th</sup> of August 2008 with agent Brian Small, John Cochrane of Trinity Housing (applicant) , Dept reps Case Officer Kira Killen and SPTO Annette McAlamey. Discussed character of area, amenity of rear terrace is limited, car parking hard surface to be broken up, relationship between apartment block at front to Downpatrick Road and 3 elevations visible, issues of overlooking neighbouring property with regards to kitchen windows. Applicant stated that the numbers must be met on this site for the social housing scheme to work, and apartment's only way to achieve numbers. Dept stated that treatment to the front would have to be in keeping with the area and keeping in line with existing building, and that 2 storey would be maximum height acceptable due to the character of area. This site is part of the "Shared Vision Housing" by Minister M Ritchie Dept of Social Development and would be presenting to Council to achieve funding.

#### AMENDED PLANS

Received 24.11.2008 site entrance moved to increase planting along the road boundary, speed bumps included, planting in the car parking area (communal), apartments in 2 blocks and front block moved to same distance from Downpatrick Road as existing dwelling, rear terrace shifted to increase rear garden amenity, double facing apartment block, 17 car parking spaces.

*Reconsulted (roads and water), Re-advertised and Re-neighbour-notified on amended plans (Nov 2008)*

NI Water 26.1.2009 with no comments, no objections and the addition of several informatives should the Department approve the application.

Road Service 20.1.2009 no objection to proposal with several conditions and informatives should the Department approve the application

OBJECTIONS received on amended plans date stamped Nov 2008

3.12.2008, 2 objection letters received from J Smith of 3 James Terrace, Crossgar objecting to the high density nature of the proposed scheme for 12 units on ground approx 0.5 acres which is not in keeping with the character of the area that is for large gardens and is even reflected in the neighbouring 1960's Council built "Westlands", and requesting refusal highlighting recent decisions in the area.

6.1.2009 from Mr Nesbit of 21 Downpatrick road, Crossgar to state that the amended plans do not alter previous objection and they still apply.

#### AMENDED PLANS

April 2008 to address road service and NI Water issues.

#### 2<sup>nd</sup> OFFICE MEETING

28<sup>th</sup> May 2009 with agent Brian Small, applicants representatives of Trinity Housing (John Cochrane, Damienn McLaughlin and H Rolston), and Department Representatives (Case Officer Kira Killen and SPTO Annette McAlamey). Discussed 2 issues 1. overdevelopment of the site, and impact on character of the area. specifically detailed separation distances between apartment blocks themselves and neighbouring dwellings, mass of hard surface car parking unacceptable and requires to be broken up, dwellings at the back were discussed agent agreed to drop to storey and a half with dormers, separation distances were tight for dwell to back but may be acceptable if blank elevations, reduction in height would make them less visible from the main road, character of area is 1 detached large dwelling with generous plots, the proposal does not respect this. Front apartment block discussed and would have to be reduced and rear block is unacceptable, applicants discussed a rear return option Dept stated it could be explored but would have to be subordinate to front block. Awaiting an amended scheme.

#### AMENDED PLANS

Received (preliminary) 19.8.2009 illustrate a T Shape apartment 2 storey apartment unit to front (8 2bed apartments), no alteration in numbers or proposal, increased separation distance to shared boundary with Number 21 Downpatrick Road to south to 8.6m, bin area 3m from shared boundary 12m separation distance to north boundary shared with number 17, additional planting and car parking at a ratio of 1:1 plus 1 at 13 spaces – requesting full submission from agent.

Received full submission detailing the above scheme 24.8.2009 and again with dummy chimneys on proposed apartment scheme 28.8.2009 further to office meeting held.

Re-consulted (Roads), Re-neighbour and objector notification regarding amended scheme  
Roads 2.10.2009 recommending REFUSAL as proposal is contrary to PPS3 AMP7 as the proposal; would prejudice the safety and convenience of Road users since adequate provision cannot be made clear of the highway for parking, turning, loading and unloading of vehicles which would be attracted to the site.

#### POLICY

Regional Development Strategy

Ards and Down Area Plan 2015

PPS1 – General Principles

PPS3 including Parking Standards

PPS7 – Quality Residential Developments

PPS12 – Housing in Settlement Limits

Creating Places

Circular

#### ASSESSMENT

##### PARKING STANDARDS AND ACCESS

As the proposal details only communal parking spaces, the Parking Standards of Table 7 apply.

Terrace row to rear details 4 3 bedroom dwellings = 1.75 unassigned spaces (x4 dwell) = 7

Apartment includes 8 2bed = 1.5 unassigned spaces (x8) = 12

Total is 12 + 7 = 19 spaces required

Proposal dated 24.8.2009 includes 13 spaces which is 6 less than required at a ratio of 1:1 plus 1. The Department must discuss this in DMG Meeting as the proposal is for social housing and could qualify for lesser standards due to social housing, however initial plans submitted included the full standards in Dec 2007.

Roads are not content with the current form of the application and recommend refusal as detailed in their comments above.

##### PRINCIPLE OF DEVELOPMENT

The site is located within the settlement limit with no zoning for a particular land-use with an LLPA opposite the site with archaeological potential on the site itself. NIEA Historic Monuments have returned no objection to the proposal. There are no significant features within the site and the proposed is for a significant increase in density from 1 dwelling on approx 0.2 ha to 8 on same 0.2ha which would be a density of 40 per ha.

OPEN SPACE  
Terrace Row to rear

House Number from Plans	Separation distance from common boundary (m)	Rear Private amenity (sqm)
1	2.2m side, 10m rear	60sqm
2	9.6m rear	57.6sqm
3	9.4m rear	56.4sqm
4	2.4 side, 9m to rear	51.2sqm

The rear boundary of the site is detailed by a 1.8m high timber fence which will protect the privacy of the proposed dwellings and that of Number 9 Rocksfield Close. Creating Places

The apartments have an area of open space to the front elevation of approx 230sqm and to the side of (92+30.6) of 122.6sqm.

#### IMPACT ON CHARACTER OF AREA

Creating places (para 3.17 of page 32) states that development in villages in rural areas should respect and complement their landscape setting and reflect their essentially rural character, form, layout and detailing. While the proposal is situated within the village settlements of Crossgar the proposal is some distance from the village centre, opposite the Monastery and within an area associated with stand alone detached properties, set back from the Downpatrick Road with large plot sizes. This proposal will be a significant contrast to the character of the area as with 4 3bed houses and 8 2bed apartments the total units for the site will be 12 on a plot size that is 0.2ha that is a density of 60units per ha.

Considering existing density of immediate area, dwellings 21, 19, 17 & 15 as 4 units on an area measuring approx 0.85ha and the density is 4.7 dwellings per ha.

The Department must also consider density of neighbouring developments and in Westland Gardens, higher density established development there exists 31 units on 0.71ha which is a density of 43.66dwellings per ha. The consideration of Westland Gardens is included to detail that even higher density developments, that while are not impacting the character of the area and are some 170m to rear of the proposal, still maintain a significantly lesser density of dwellings per ha than the proposal.

A proposal at a density of 60dwellings per ha is a detrimental alteration from the existing immediate character of the area that is easily defined by a density of 4.7dwellings per ha.

The proposal respects the building line in that it will not extend past the building line established by the dwelling. The proposal will be visible on approach to the site from the south travelling north to Crossgar along the Downpatrick Road. The boundary to the south is defined by a mature approx 2.5m high evergreen hedge. The site layout proposes to maintain the existing hedge at approx 2.4m high and augment to screen privacy of proposed dwelling units. While the site maintains the position of the existing dwelling in the site, it replaces it with a 2 storey high apartment block with a 2storey rear projection at the same height, this will be visible on the approach to the village and the scale and massing of the front apartment block would have an impact on the character of the area.

While it must be detailed that the applicant is Trinity Housing Association and the proposal is to facilitate social housing, the proposal could potentially set a precedent for future high density development within an area of established residential character of a significantly lower density (pending application R/2008/0515).

The proposal would be contrary to PPS7 QD1a due to its impact on the character of the area.

#### IMPACT ON RESIDENTIAL AMENITY

The main dwellings potentially impacted by the proposal is the neighbouring detached properties to the north and south, number 17 and 21 Downpatrick Road. Number 17 is currently pending the outcome of a planning

application on the site for 7 dwellings and 4 apartments. The dwelling to the rear in Rocksfield close may also be affected, however there is a separation distance back to back of 21m and the existing dwelling and proposed dwelling are orientated so that there, added with the separation distance, would be no issue of overlooking, or loss of light.

The impact the proposal will have on the neighbouring dwelling to south, Number 21 Downpatrick Road must also be considered. The plans (28.8.2009) detail a separation distance of 13m to the side of Number 21. The apartment block is situated significantly closer to Downpatrick Road than Number 21 and due to a separation distance to the common boundary of 9.2m from the apartment unit to the site of the rear projection (3.4m on the front elevation) the proposal details 2 bathrooms (opaque glass), a bedroom and a kitchen window, the windows could potentially overlook the front garden of Number 21. Creating places emphasises that back gardens should seek to offer some privacy from overlooking and get sun for part of the day (para 5.23 page 53). The 4 dwellings included in the proposal to the rear of the site detail blank side elevations that will not overlook the private amenity space of Numbers 21 and 17 Downpatrick Road.

#### LAYOUT/DESIGN MATERIALS

The proposal will not cause any issues of overlooking between the proposed units. The units will be finished in smooth render, flat concrete roof tiles and white uPVC double glazing. These finishes are in keeping with that of neighbouring dwellings in the area. The dwellings to the rear will have access from their rear amenity to the front via side pathways and the apartment block has a bin storage area detailed. The proposal will have an attached large house type design to the front elevation of the apartment unit and will be an attractive façade along the Public Road. The site has good permeability and would be easily negotiated. The parking as detailed previously has a very low ratio.

#### RECOMMENDATION

Case Officer – Refusal

Due to detrimental impact on the character of the area for this high density development and the proposal would set a precedent for the area, as well as roads reasons.



**Recommendations**

Refusal

**Brief Summary of Reasons for Recommendation**

*Contrary to PPS7 QD1 by way of impact on character, overdevelopment, and roads concerns regarding car parking as detailed in their response above.*

**Brief Summary of Conditions**

**Case Officer's Recommendation**

No data found

**Refusal Reasons**

1 (Non Standard Reason )

The proposed development is contrary to Planning Policy Statement PPS7 Policy QD1 in that a) the development does not respect the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and ~~hard surfaced areas~~

2 (Non Standard Reason )

The proposed development is contrary to policy QD1 of the Department's Planning Policy Statement 7, Quality Residential Environments in that it would if permitted result in overdevelopment of the site which is too small and restricted to permit the erection of ~~five~~ dwellings and 8 apartments.

3 (Non Standard Reason )


The proposed development is contrary to the Department's Planning Policy Statement 3 Access, Movement and Parking, Policy AMP7 car parking and servicing arrangements in that it would, if permitted prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

**Conditions**

No data found

**Informatives**

No data found

DC Officer's Signature: 

Date: 12/10/09

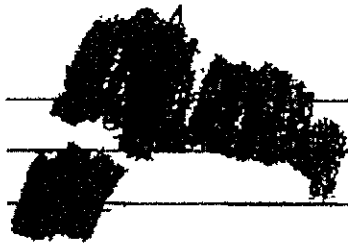
Application ID: R/2007/1337/F

Case Officer: Ms K Killen

Brief Summary of DC Group Discussion

Letter of objection was submitted.  
Objection cancelled. (x6).

D.C. Group Signatures:

The area for D.C. Group Signatures contains several lines of text that have been completely redacted with black ink.

Date:

12/10/09

Council View

No Comment

☐

Agree

☒

Disagree

☐

Defer

☐

Referral

☐

26/10/09

Deferred Application - Consideration

See deferred recommendation on file

Recommendation of Approval

.. No further objections raised on recommendation Scheme

1. Any new material factor(s) raised?

YES/~~NO~~


2. Any different weight attached to planning judgement?

YES/~~NO~~

3. Changed opinion?

YES/~~NO~~

D.C. Group Signatures:

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date:

20/10/10

Letter of objection received by Dept on 16/10/10 for  
a point of view of the Council on the proposed  
to be held during the day. The object has been submitted  
to the planning committee on 18/10/2010 for their view  
on the proposed scheme.



Late Items

1. *Amended Plans -*
- 2.
- 3.
- 4.
5. *Additional/Outstanding Consultations*
- 6.
- 7.
- 8.
9. *Late Representations*

Deferred Application - Reconsideration

Refuse as per DCG Reconsideration dated  
5 January 2011 - Objections considered

05/01/11

05/01/11

5/1/11

1. Any new material factor(s) raised?

YES/NO

2. Any different weight attached to planning judgement?

YES/NO

3. Changed opinion?

YES/NO

D.C. Group Signatures:

Date:

05-01-11

FURTHER RECONSIDERATION - DCG 11.11.11.

Return to Council as Refusal  
- see note (11.11.11) on file

Further reconsideration on file dated 04-04-11  
Discussed in detail. Group agrees opinion  
to Refuse remains. No change in opinion

REFUSAL

— objections cleared

4/4/12

04/04/12

04/04/12

04-04-12

04-04-12

04-04-12

**R/2007/1337/F**

**RECONSIDERATION OF APPLICATION**

**Site location: 19 Downpatrick Road, Crossgar.**

**Proposal: Proposed new build residential development of lifetime social dwellings comprising of 4 no. townhouses and 3 no. apartments.**

**Background**

During the processing and consideration of this case since its submission in Dec 2007, several recommendations have been made, the most recent of which was in Nov 2011, when a recommendation of Refusal was put forward to Down District Council. The Council agreed with this recommendation however no decision notice was ever issued, as further information and amended plans were received.

This proposal as amended is now for a total of 7 units (4 townhouses and 3 apartments).  
Amended plans dated 17 Jan 2012.

(The original submission was for a total of 12 units (4 townhouses and 8 apartments).

**Characteristics of site and area.**

The site is located within the development limits of Crossgar, towards the southern end of this settlement, and comprises a vacant single detached dwelling at present. This dwelling appears to have been vacant for some time and the site is overgrown. The site fronts and opens onto the Downpatrick Road which is the main road through this settlement, whereby this area is characterised by housing although the large grounds of Tobar Mhuire are located to the far side of the road. The front of the site rises from the road to the existing dwelling and then flattens out.

This stretch of the Downpatrick Road frontage is characterised by detached dwellings on good sized plots (No.15-21), while the adjoining development to the rear (Rocksfield, Rocksfield Close and View) includes higher density development comprising a mix of detached, semi-detached and terraced units on smaller plots. This development has been recently constructed. In addition the older development of Westlands approx 100m north of the site and further along the Downpatrick Road also includes higher density development comprising semi-detached and terraced units on smaller plots. There are also other relatively recent cul-de-sacs further along the Downpatrick Road towards the development limits including Ruthven Rise and Grays Field.

As such it is considered this area comprises a mix of house types, sizes and plots, although with lower density development fronting the road and higher density developments to the rear of the site.

**Policy considerations:**

The key policies for such a proposal include the RDS, Ards and Down Area Plan 2015, PPS1, PPS3, PPS7 and Addendum, PPS12, and supplementary guidance contained within Creating Places, DCAN8 and Planning Circulars.

**Proposal:**

As stated above this proposal is now for a total of 7 units (4 townhouses and 3 apartments) which will be located in 2 blocks.

The site outlined in red has a frontage of approx 30 and a depth of approx 70m, whereby it is proposed to replace the existing dwelling with 7 new units which will be located in 2 blocks. These 7 units include a block of 3 apartments towards the front portion of the site with a terrace of 4 townhouses towards the rear.

The introduction of apartments and terraced houses on this site, in this tandem approach has previously been considered to be inconsistent with the general character of the surrounding area. In addition the overall density still remains higher than average and above the immediate neighbouring dwellings on the road frontage, thus this refusal reason has not been resolved.

**Residential Amenity**

The block to the front will be located in a similar location to the existing dwelling on site thus in being consistent no objection or issues can be raised in terms of breaking any building line. It is noted the existing dwellings along this frontage are staggered, whereby no.15 and 19 (application site) sit forward of no.17 and 21.

This front block of 3 units will be single storey while the block to the rear will be 1 1/2 storey.

This front block has been designed to front the road and when viewed from the public road, and it is acknowledged it will largely appear like a detached dwelling with returns to the side when viewed from the road. The section provided also shows how the height, scale and massing of this building will be similar to the existing dwellings at no.17 and 21 to either side. No.17 and 21 appear single storey in form, although no.17 is part split level due to the ground levels and FFL of this property.

This block will be 'T' shaped with a return to the rear.

This block will be single storey with a ridge height of approx 6m, and although includes glazing on each elevation it is considered it will not result in any unacceptable impact on any adjoining property including no.17 and 21 to either side, in terms of resulting in unacceptable overlooking, overshadowing, loss of light or dominant impact in this urban context. It is also noted existing boundary planting is to be retained and augmented. It is noted both no.17 and 21 include glazing on the side gable facing the application, however it is considered this proposed block will not result in any unacceptable amenity issues on these properties in this urban context.

These single storey apartments will each have 2 bedrooms whereby the footprints will be approx 70sqm, which complies with current standards.

Although this block will now be single storey it is noted from the plans submitted it will only be slightly lower than the previously proposed 2 storey block to the front as the FFL has changed.

As stated above the block to the rear will consist of a terrace of 4 townhouses which will be 1 1/2 storey high. There has been no change to this block of townhouses, which was previously considered to be inappropriate in terms of tandem development.

This block will be set in approx 2m from the boundary with no.17, 4m from the boundary with no.21 and 9.5-10m from the rear boundary.

The side gables will be blank, although the front and rear elevations will include glazing, and it is considered the upper floor glazing to the front may result in a perception of overlooking over the adjoining properties to either side, however it is noted that the angle



from these windows to those of the adjoining properties will prevent any unacceptable overlooking. It is considered the layout and separation distances to the rear boundary is sufficient to prevent any unacceptable impact on the properties beyond. As stated above this block will be 1 1/2 storey high with a ridge height of approx 6m. and will include a hipped roof at either end, thus reducing the potential impact on the adjoining properties in terms of having an overbearing and dominant impact.

The separation distance between the 2 proposed blocks is approx 22m which complies with current guidance thus there will be no unacceptable inter-relationship issues. Communal areas of amenity space have been provided around the front block while each townhouse will also have its own area of private amenity space, which is considered to be sufficient and acceptable for the type of units proposed. Car parking is provided between the 2 blocks thus will not be readily visible from any public viewpoint. A total of 10 spaces are proposed for these 7 units. It is also noted bin storage has been provided for these units.

#### **Impact on the character of the area/density consideration**

The amendments/reductions as described above are noted however it is considered the layout and proposal are not substantially different from that previously submitted to warrant a change of opinion.

As previously advised this site and its immediate surrounds are considered to be located in an established residential area. The site area has been measured to be 0.213 hectares whereby the proposal is now for a total of 7 units, which equates to around 35 units per hectare, which remains significantly higher than the average for the surrounding area, thus the proposal remains contrary to policy LC1 of the Addendum to PPS7.

It is acknowledged the character of portions of this stretch of Downpatrick Road has changed somewhat with the construction of the more recent developments of Rocksfield and also Ruthven Rise and Grays Field further along the Downpatrick Road towards the edge of the settlement limit. These developments comprise cul-de-sacs with associated entrance roads, and although include mix of house types, the units fronting and adjacent to the Downpatrick Road comprise detached dwellings. However the layout and density of this proposal on this site is considered to remain unacceptable for the reasons previously stated, whereby this specific stretch of road (No.15-21) comprises 4 detached dwellings on large sites.

#### **Need**

It is noted from the description of the proposal and correspondence on file that this development is intended for social housing, and as previously stated while this is a material consideration, the need for the proposal must be balanced against all other relevant material considerations and prevailing policy whereby PPS7 and Addendum are key, and determining weight in this instance is attached to policy and not social need.

#### **Recommendation**

The case has been reconsidered against relevant prevailing policy, having account of the additional correspondence from both the objectors and agent/consultants, and while it is acknowledged the proposal has been further reduced it is considered the amendments are not so significant to merit a change of opinion.

Accordingly REFUSAL is recommended



# Project Update Form

a) Housing Association	Trinity		
b) Procurement Group	Apex		
c) SRN	6156	d) No of Units	10
e) Scheme Name / Location	19 Downpatrick Road, Crossgar (ALP)		

f) Vendor's Name	
Housing Executive (Transfer)	Other: •

g) Application for Project Approval : (Estimated Date of Submission)		APPROVED
h) Contracts Exchanged : (Actual Date)		Jun-07
i) Land in HA ownership : (Actual Date)	18th August 2007	j) Land Cost £k
		£885,000

k) Acquisition Tranche				
Submission Date	Mar-11	Grant %	40%	Grant £k
				£84,133

l) On-Site Tranche				
Submission Date	Mar-11	Grant %	45%	Grant £k
				£94,650

m) Completion Tranche				
Submission Date	Apr-12	Grant %	15%	Grant £k
				£31,551

n) Total Scheme Costs £k	£1,776,031	o) Total Grant £k	£1,045,549
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p) Planning Information (Dates) xx/xx/xx				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
01-Dec-07	01-Dec-07			

q) Planning Reference Number	F/2007/1337	Please tick	Outline	Reserved Matters	Full	v
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r) Procurement information (dates) xx/xx/xx					
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Initial Consultant Appointment Y/N (Date If Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQQ Return (date)	Target Tender Return (date)	Award of Tender (date)
Nov-10	No	Aug-10	Sep-10	Jan-11	Mar-11

s) Reasons for delay in the submission of Application for Project Approval	
ALP FEBRUARY 2008 £ 835,215	

Signed	Date: March 2011
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## Project Update Form

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## Project Update Form

a) Housing Association	Trinity Housing Association				
b) Procurement Group	Apex				
c) SRN	6156	d) No of Units	10		
e) Scheme Name / Location	19 Downpatrick Road, Crossgar				
f) Vendor's Name					
Housing Executive (Transfer)			Other: ●		
g) Application for Project Approval : (Estimated Date of Submission)					APPROVED
h) Contracts Exchanged : (Actual Date)					Jun-07
i) Land In HA ownership : (Actual Date)		18-Aug-07	j) Land Cost £k		£885,000
k) Acquisition Tranche					
Submission Date	JAN 2008 ALP	Grant %	40%	Grant £k	£835,215
l) On-Site Tranche					
Submission Date	Jul-11	Grant %	45%	Grant £k	£53,653
m) Completion Tranche					
Submission Date	Jul-12	Grant %	15%	Grant £k	£156,859
n) Total Scheme Costs £k		£1,776,031		o) Total Grant £k	
				£1,045,727	
p) Planning Information (Dates) xx/xxx/xx					
Estimated Application	Actual Application	"Group" Discussion		Council Discussion	Green Form
01-Dec-07	01-Dec-07			23-May-11	01-May-11
q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full
					✓
r) Procurement Information (dates) xx/xxx/xx					
Initial Consultant Appointment Y/N (Date If Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQO Return (date)	Target Tender Return (date)	Award of Tender (date)
Nov-10	NO	Aug-10	Sep-10	Jan-11	Mar-11
s) Reasons for delay in the submission of Application for Project Approval					
CONTRACT SIGNED 31/3/11 WITH 90 DAY CLAUSE - AWAITING ISSUE OF GREEN FORM					
ALP APPROVAL JANUARY 2008 £ 835,215					
Signed			Date: May 2011		

**Staples, Graeme**

---

**From:** John Cochrane <JohnCochrane@trinityha.org>  
**Sent:** 06 June 2011 08:16  
**To:** Anderton, Kelly  
**Subject:** RE: May PUF Queries  
**Attachments:** Trinity PUF Return May 2011.xls  
  
**Sensitivity:** Private

Kelly

Revised PUF'S

John

---

**From:** Anderton, Kelly [<mailto:Kelly.Anderton@NIHE.GOV.UK>]  
**Sent:** 03 June 2011 15:32  
**To:** John Cochrane  
**Subject:** May PUF Queries  
**Sensitivity:** Private

Hi John

I just have a couple of queries on Trinity's May PUFs

**19 Downpatrick Road**

I note the comment that the contract has been signed but do you know when you will be making the onsite claim to DPG?

**Brandon Parade**

Do you know when you expect to make the application for project approval?

Thanks

Kelly

*Kelly Anderton*

Development Programme Group  
 4th Floor  
 Housing Centre

Ext 2764  
 Tel: 028 90318764

\*\*\*\*\* IMPORTANT MESSAGE \*\*\*\*\*

The contents of this email from the Northern Ireland Housing Executive do not represent the expressed view of the Housing Executive unless that is clearly stated. It is intended only for the person(s) to whom it is

addressed and is confidential. The Housing Executive does not accept any liability whatsoever for its contents (including attachments), usage or onward transmission. It may also be legally privileged and subject to internal monitoring.

\*\*\*\*\*

**Transcript of Handwritten Notes taken by Planning Liaison Officer of Meetings between the Housing Executive and the Planning Service regarding the progress of Planning Application (R/2007/1337/F) in respect of 19 Downpatrick Road, Crossgar.**

June 2008

- Fundamental problems
- See (Planning Service) e-mail of 30<sup>th</sup> July

January 2009

- Fundamental problems – over-development
- 3 x 2 storey blocks on a site of single storey bungalow in a road of detached dwellings
- Case argued that up the road there is HE development and development is like it in density etc.

August 2009

- Still fundamentally unacceptable – no significant movement
- Told agent 28/5/09

August 2010

- Endorsed at Council in February 2010
- Ministerial involvement
  - i. Objector made detailed case
  - ii. PS reassessed – recommended refusal
- HA now asked to amend scheme – “scale and mass”
- Issues
  - i. Why changed?
  - ii. New proposals in?

July 2011

- Planning Service to give view – by early August → HQ
- Minister to decide thereafter
- Scheme context
  - i. Detached family housing adjacent
  - ii. Semis behind / near (and terraces)
- Accordingly recent refusal was on basis of character and PPS7 Addendum

December 2011

- Went to 28 November Council as refusal
- Request to hold for 10 days from Councillors (*word indecipherable*) to have meeting with Minister (DoE)

## Project Update Form

a) Housing Association	Trinity Housing Association		
b) Procurement Group	Apex		
c) SRN	6156	d) No of Units	10
e) Scheme Name /Location	19 Downpatrick Road, Crossgar		

f) Vendor's Name	Housing Executive (Transfer) Other: ●		
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g) Application for Project Approval : (Estimated Date of Submission)	APPROVED
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h) Contracts Exchanged : (Actual Date)	Jun-07
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i) Land in HA ownership : (Actual Date)	18-Aug-07	j) Land Cost £k	£885,000
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k) Acquisition Tranche					
Submission Date	JAN 2008 ALP	Grant %	40%	Grant £k	£835,215

l) On-Site Tranche					
Submission Date	Mar-12	Grant %	45%	Grant £k	£53,653

m) Completion Tranche					
Submission Date	Apr-13	Grant %	15%	Grant £k	£156,859

n) Total Scheme Costs £k	£1,776,031	o) Total Grant £k	£1,045,727
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p) Planning Information (Dates) xx/xx/xx				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
01-Dec-07	01-Dec-07		23-May-11	

q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full	✓
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r) Procurement information (dates) xx/xx/xx
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Initial Consultant Appointment Y/N (Date If Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQP Return (date)	Target Tender Return (date)	Award of Tender (date)
Nov-10	NO	Aug-10	Sep-10	Jan-11	Mar-11

s) Reasons for delay in the submission of Application for Project Approval:
REVISED LAYOUT WITH PLANNERS

ALP APPROVAL JANUARY 2008 £ 835,215

Signed

Date: March 2012



**Anderton, Kelly**

---

**From:** Anderton, Kelly  
**Sent:** 12 April 2012 09:14  
**To:** Semple, Stephen  
**Subject:** 19 Downpatrick Road

**Sensitivity:** Private

Stephen

The Trinity application at 19 Downpatrick Road is going to the Council meeting on 23<sup>rd</sup> April as a refusal. It is showing on the deferral schedule as a refusal based on failure to comply with PPS 7.

Regards

Kelly

*Kelly Anderton*

Development Programme Group  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

**Taylor, Roberta**

---

**From:** Murphy, David  
**Sent:** 19 April 2012 14:15  
**To:** Taylor, Roberta  
**Subject:** FW: 19 Downpatrick Road, Crossgar  
**Sensitivity:** Private

File

Roberta  
For information

David

---

**From:** Murphy, David  
**Sent:** 12 April 2012 10:14  
**To:** Gerry.Doherty@nihe.gov.uk  
**Subject:** FW: 19 Downpatrick Road, Crossgar  
**Sensitivity:** Private

Gerry  
For information

David

---

**From:** Anderton, Kelly  
**Sent:** 12 April 2012 10:00  
**To:** Hill, Stephen; Murphy, David; Baillie, Roy  
**Subject:** 19 Downpatrick Road, Crossgar  
**Sensitivity:** Private

Hi

For information the Trinity scheme at 19 Downpatrick Road is going to council on 23<sup>rd</sup> April as a refusal. It is being refused on the grounds that it does not comply with PPS 7. We'll just have to wait and see if it is deferred again by any supportive local councillor.

Kelly

*Kelly Anderton*

Development Programme Group  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

**Taylor, Roberta**

---

**From:** Baillie, Roy  
**Sent:** 30 April 2012 11:09  
**To:** Taylor, Roberta  
**Cc:** Hill, Stephen  
**Subject:** FW: 19 Downpartick Road  
**Sensitivity:** Private

Roberta,

For info.

Thanks

Roy

*RBaillie*

Programme & Enabling Manager  
Development Programme Group

---

**From:** Anderton, Kelly  
**Sent:** 26 April 2012 12:51  
**To:** Semple, Stephen; Hill, Stephen; Doherty, Gerry; Baillie, Roy; Murphy, David  
**Subject:** 19 Downpartick Road  
**Sensitivity:** Private

For information I spoke to the DOE Planning Case Officer Annette McAlarney this morning who confirmed that the council have supported their recommendation to refuse the planning application on this site. However she advised that a number of councillors are seeking a meeting with the DOE Minister to discuss this. She hopes that he will support their decision to refuse but obviously they are awaiting the outcome of any meeting before they can issue a decision.

I will continue to monitor the progress on this.

Regards,

Kelly

*Kelly Anderton*

Development Programme Group  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

11/05/2012

**Anderton, Kelly**

---

**From:** Anderton, Kelly  
**Sent:** 03 May 2012 10:40  
**To:** Murphy, David;Doherty, Gerry  
**Subject:** FW: 19 Downpatrick Road

**Sensitivity:** Private

Hi

Just to let you know that Trinity have submitted revised proposals for this site for 3 apartments. A new consultation has been issued to Roads Service on 30/04/12 and the neighbours have been re-notified. I will monitor responses to this and in time call DOE Planning re the acceptability of the revised proposal. I'll keep you updated.

Kelly

*Kelly Anderton*

Development Programme Group  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

**Anderton, Kelly**

**From:** Anderton, Kelly  
**Sent:** 31 August 2012 11:49  
**To:** Murphy, David  
**Cc:** Hill, Stephen  
**Subject:** Prior Year ALPs and planning

**Sensitivity:** Private

David and Stephen

Please see below the current planning status of the ALPs which have been paid but are yet to start on site.

Year	Scheme	Units	Planning Status
2005/06	Travellers Site, Monagh Road Ph3	1	No planning application lodged. Scheme does not appear to be programmed
2006/07	Great Georges Street, Belfast	131	Known issues re road realignment. No planning application lodged. Scheme does not appear to be programmed
2007/08	19 Downpatrick Road	10 (now 3)	Known issues re: density and neighbour objections
2007/08	2-4 Londonderry Avenue	8	DOE Planning consider the application to be acceptable. Neighbour objections have lead to a Management Board Review (outcome likely to be unchanged but significant delaying factor.
2011/12	Bradley's Pass, Londonderry	64	An application for 72 units was made 26/10/11. It is currently progressing through the planning system.
2011/12	Springfield Crescent	9	Permission granted
2011/12	Alexandra Park Ave	38	No planning application lodged. Private approval on the site
2011/12	Aughnatrisk Road, Culcavy	20	No planning application lodged
2011/12	Tullymacreevie Road, Mullaghbawn	8	No planning application lodged
2011/12	Ashleywood House Ph2	3	Permission granted
2011/12	Ashleywood House Ph3	3	Permission granted
2011/12	Bonds Hill, Londonderry	13	Application currently progressing through the planning system.
2011/12	117A Donaghadee Road	10	No planning application lodged
2011/12	18-24 Brokerstown Road	18	No planning application lodged
2011/12	Ballydonaghy Road, Crumlin	41	No planning application lodged
2011/12	Skeoge Lands, Derry	111	Permission granted in 2008 as part of a larger application for 280 units.
2011/12	Arundel Replacement	8	Permission granted – Contamination issued resolved Verification report required.
2011/12	School Road MOD site	10	Permission granted for 20 units – Contamination issued resolved –verification report required.
2011/12	1-3 Donaghadee Road Groomsport	6	Helm Scheme – No planning application lodged
2011/12	3&5 Ashgrove Road	8	Application for 10 units currently progressing through the planning system.
2011/12	22 Croft Road	26	Helm Scheme – No planning application lodged Private approval on site
2011/12	1027-1033 Upper N'ards Road	35	Helm Scheme – No planning application lodged. Private

			approval on site
2011/12	Drumalla Park Phase 2	7	No planning application lodged but full approval in place from Phase 1. New application required due to complex needs cases.
2011/12	Canal Street Phase 4	10	Known issues re demolition in an ATC

Kelly

*Kelly Anderton*

Development Programme Group

**Anderton, Kelly**

---

**From:** Anderton, Kelly  
**Sent:** 19 December 2012 15:46  
**To:** Graham, Mark  
**Cc:** Murphy, David  
**Subject:** 19 Downpatrick Road

**Sensitivity:** Private

Mark

I spoke with DOE Planning today about 19 Downpatrick Road and was advised that Jim Shannon MP has written to request a meeting with the senior planner about this scheme. Therefore it was withdrawn from the schedule for the council meeting on 17<sup>th</sup> December. This meeting should be held early in the new year. Once it has taken place planners will consider any issues raised and either confirm or revise their decision and take the scheme back to council. He also highlighted the applicant's right to appeal any decision made once it has been issued.

Kelly

*Kelly Anderton*

Development Programme Group  
4th Floor  
Housing Centre

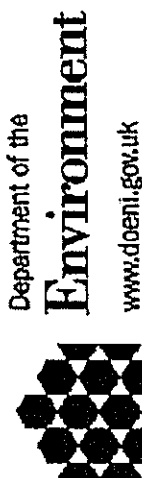
Ext 2764  
Tel: 028 90318764

# DEPARTMENT OF ENVIRONMENT

## PLANNING (NI) ORDER 1991

### Applications for Planning Permission deferred from a previous meeting of Down Council

Date of Council Meeting 17/12/2012



	R/2011/0404/F	APPROVAL	Mr and Mrs McCullough 38 Breezemount Park Conlig Newtownards BT23 7TZ	The Forge 10a Listooder Road Crossgar	Conversion of redundant building to form a retirement dwelling.
2	R/2011/0429/O	REFUSAL	Anne Watson 64 Templeburn Road Crossgar BT30 9NG	Approx 80m West of 74 Barnamaghery Road Crossgar BT30 9NB	Dwelling on farm and detached domestic garage
1			The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that other development opportunities have been sold off from the farm holding within 10 years of the date of the application.		
2			The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.		
	R/2011/0812/O	REFUSAL	Mr Rea 14 Woodgrange Road Downpatrick BT30 8JE	Lands Approximately 150m South East of 25 Woodgrange Road Downpatrick	Farm Dwelling and garage access and associated site works
4			The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.		

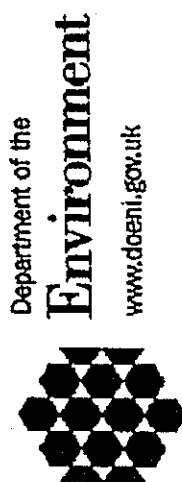


# DEPARTMENT OF ENVIRONMENT

## PLANNING (NI) ORDER 1991

Applications for Planning Permission deferred from a previous meeting of Down Council

Date of Council Meeting 17/12/2012



Application Ref	DOE Opinion	Applicant	Location	Proposal
1 R/2007/1337/F	REFUSAL	Trinity Housing Ltd 95a Finaghy Road South Belfast BT10 0BY	19 Downpatrick Road, Crossgar.	Proposed new build residential development of 'Lifetime' social dwellings comprising of 3 no apartments (amended proposal)
1	The proposed development is contrary to Policy QD1 part (a) of Planning Policy Statement 7; Quality Residential Environments, in that it fails to respect the surrounding context.			
2	The proposed development is contrary to Policy QD1 part (h) of Planning Policy Statement 7; Quality Residential Environments, in that it would create conflict with adjacent land uses.			
3	The proposed development is contrary to Policy QD1 of Planning Policy Statement 7; Quality Residential Environments, in that the development would, if permitted, result in unacceptable damage to the local character of the surrounding area.			
4	The proposed development is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7; Safeguarding the Character of Established Residential Areas, in that the proposed density is significantly higher than that found in the established residential area.			
5	The proposed development is unacceptable in that the approval of the application would lead to further inappropriate development opportunities to the rear which would be out of keeping with the character of the site and the established residential area in terms of layout, scale, massing and appearance of buildings contrary to Policy QD1 part (a) of Planning Policy Statement 7; Quality Residential Environments.			

## Project Update Form

a) Housing Association	Trinity Housing Association				
b) Procurement Group	Apex				
c) SRN	6156	d) No of Units	10		
e) Scheme Name / Location	19 Downpatrick Road, Crossgar				
f) Vendor's Name					
Housing Executive (Transfer)			Other: •		
g) Application for Project Approval: (Estimated Date of Submission)					APPROVED
h) Contracts Exchanged: (Actual Date)					Jun-07
i) Land in HA ownership: (Actual Date)		18th August 2007	j) Land Cost £k		£885,000
k) Acquisition Tranche					
Submission Date	January 2008 ALP	Grant %	40%	Grant £k	£835,215
l) On-Site Tranche					
Submission Date	Mar-13	Grant %	45%	Grant £k	£470,577
m) Completion Tranche					
Submission Date	Mar-14	Grant %	15%	Grant £k	£156,859
n) Total Scheme Costs £k	£1,776,031			o) Total Grant £k	£1,045,727
p) Planning Information (Dates) xx/xx/xx					
Estimated Application	Actual Application	*Group* Discussion	Council Discussion	Green Form	
April 12(Revised)	01-Apr-12				
q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full
					✓
r) Procurement Information (dates) xx/xx/xx					

Initial Consultant Appointment Y/N (Date If Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQO Return (date)	Target Tender Return (date)	Award of Tender (date)
Y	N	TBC	TBC	TBC	TBC

a) Reasons for delay in the submission of Application for Project Approval

REVISED LAYOUT WITH PLANNING AUTHORITY

Signed

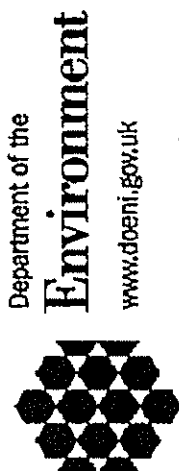
Date: March 2013

**DEPARTMENT OF ENVIRONMENT**

**PLANNING (NI) ORDER 1991**

**Applications for Planning Permission deferred from a previous meeting of Down Council**

**Date of Council Meeting 22/04/2013**



Application Ref	DOE Opinion	Applicant	Location	Proposal
1 R/2007/1337/F	APPROVAL	Trinity Housing Ltd 95a Finaghy Road South Belfast BT10 0BY	19 Downpatrick Road, Crossgar.	Proposed new build residential development of 'Lifetime', comprising of 1 no. 4 bedroom dwelling. (Amended/ corrected proposal description)

**Anderton, Kelly**

---

**From:** Anderton, Kelly  
**Sent:** 26 April 2013 16:15  
**To:** Taylor, Roberta  
**Subject:** 19 Downpatrick Rd

**Sensitivity:** Private

Roberta

For your information I spoke with Sinead Murtagh regarding the progress of the application for 19 Downpatrick Road as Mark had asked for an update. It has been pulled from the schedule again this time to facilitate a meeting with Minister Attwood. I imagine this is to question the recommendation to approve which was given to this latest proposal. Mr Nesbitt must have sought his input.

Kelly

*Kelly Anderton*

Development Programme Group  
NIHE  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

## Project Update Form

a) Housing Association	Trinity Housing Association		
b) Procurement Group	Apex		
c) SRN	6156	d) No of Units	3
e) Scheme Name / Location	19 Downpatrick Road, Crossgar		

f) Vendor's Name	
Housing Executive (Transfer)	Other: •

g) Application for Project Approval : (Estimated Date of Submission)	APPROVED
--	----------

h) Contracts Exchanged : (Actual Date)	Jun-07
--	--------

i) Land In HA ownership : (Actual Date)	18th August 2007	j) Land Cost £k	£885,000
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p) Planning Information (Dates) xx/xxx/xx				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
April 12(Revised)	01-Apr-12			

q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full	✓
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r) Procurement information (dates) xx/xxx/xx
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Initial Consultant Appointment Y/N (Date If Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQO Return (date)	Target Tender Return (date)	Award of Tender (date)
Y	N	TBC	TBC	TBC	TBC

s) Reasons for delay in the submission of Application for Project Approval
AWAITING APPROVAL OF REVISED PLANNING APPLICATION

Signed - G Boyle Trinity Housing Ltd

Date: 29th August 2013

**Anderton, Kelly**

---

**From:** Anderton, Kelly  
**Sent:** 02 September 2013 12:40  
**To:** Graham, Mark; Taylor, Roberta  
**Subject:** FW: 19 Downpatrick Road  
  
**Sensitivity:** Private

For your information.

Kelly

*Kelly Anderton*

Development Programme Group  
 NIHE  
 4th Floor  
 Housing Centre  
  
 Ext 2764  
 Tel: 028 90318764

---

**From:** John Cochrane [<mailto:JohnCochrane@trinityha.org>]  
**Sent:** 02 September 2013 09:58  
**To:** Anderton, Kelly  
**Cc:** Jennifer Overend; Gerard Boyle  
**Subject:** FW: 19 Downpatrick Road  
**Sensitivity:** Private

Kelly

The application was withdrawn from the schedule following representations by Margaret Ritchie with the minister, the planners had advised this application will be for approval at the next meeting and no reconsideration will be forthcoming. Trinity Housing have engaged Legal Services and have written to both the Planning Authority and Margaret Ritchie's Office.

Regards  
 John

---

**From:** Jennifer Overend  
**Sent:** 02 September 2013 09:36  
**To:** John Cochrane  
**Subject:** FW: 19 Downpatrick Road  
**Sensitivity:** Private

John,

Neither Gerry or I know the answer to respond to the below email.

Regards.

Jennifer Overend  
Development Officer (Acting)  
Trinity Housing Association  
Tel: 028 (90) 690 250  
Fax: 028 (90) 690 251  
Email: [jenniferoverend@trinityha.org](mailto:jenniferoverend@trinityha.org)  
Website: [www.trinityha.org](http://www.trinityha.org)

---

**From:** Anderton, Kelly [<mailto:Kelly.Anderton@NIHE.GOV.UK>]  
**Sent:** 02 September 2013 09:07  
**To:** Jennifer Overend; Gerard Boyle  
**Subject:** 19 Downpatrick Road  
**Sensitivity:** Private

Hi

Can you advise if the application for 19 Downpatrick Road was presented to Council on 27/08/13 as is indicated on Public Access and what the outcome was? It is not clear online if it made it to council or if it was pulled again due to objections.

Thanks

Kelly

*Kelly Anderton*

Development Programme Group  
NIHE  
4th Floor  
Housing Centre

Ext 2764  
Tel: 028 90318764

\*\*\*\*\* IMPORTANT MESSAGE \*\*\*\*\*

The contents of this email from the Northern Ireland Housing Executive do not represent the expressed view of the Housing Executive unless that is clearly stated. It is intended only for the person(s) to whom it is addressed and is confidential. The Housing Executive does not accept any liability whatsoever for its contents (including attachments), usage or onward transmission. It may also be legally privileged and subject to internal monitoring.

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**Anderton, Kelly**

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**From:** Anderton, Kelly  
**Sent:** 13 November 2013 09:02  
**To:** Murphy, David  
**Subject:** RE: 19 Downpatrick Road Crossgar

David

I spoke with Annette McAlarney last Friday and she advised that the deferral had taken place. They are going to have an office meeting which, of course, the council have to arrange. She didn't anticipate that this would be before December and once that had been done they would have to go through the reconsideration process based on whatever information the objectors might raise. Therefore the earliest it may return to council would be January with a likely Management Board referral thereafter. As you would expect she wouldn't be drawn on whether she thought it likely that the recommendation would change after the office meeting.

Kelly

*Kelly Anderton*

Development Programme Group  
 NIHE  
 4th Floor  
 Housing Centre

Ext 2764  
 Tel: 028 90318764

---

**From:** Murphy, David  
**Sent:** 12 November 2013 18:06  
**To:** Anderton, Kelly  
**Cc:** Graham, Mark; Taylor, Roberta  
**Subject:** FW: 19 Downpatrick Road Crossgar

Kelly

As regards the first paragraph please, if necessary, ask the planners for a view on current progress :-

- Did the Council vote to convene an office meeting?
- What is the DOEP reaction to this? – progressing to a decision or awaiting Council view?

Thanks

David

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**From:** Donnelly, Sharon [<mailto:Sharon.Donnelly@dssdn.gov.uk>]  
**Sent:** 12 November 2013 16:53  
**To:** Murphy, David  
**Cc:** Black, Darrell; Reid, Norman; Lavery, Liam  
**Subject:** 19 Downpatrick Road Crossgar

Good afternoon David,



Please see below the input from Trinity HA re Mr Wells letter (attached) on the subject above. Can you tell me what this means in real terms? Thank you

Kind regards

**Sharon Donnelly**

Department for Social Development | Housing Investment | Level 1 | Lighthouse Building | 1 Cromac Place | Gasworks Business Park | Ormeau Road | Belfast | BT7 2JB | [SHARON.DONNELLY@DSDNI.GOV.UK](mailto:SHARON.DONNELLY@DSDNI.GOV.UK) | 02890829279 | ext: 38279

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**From:** John Cochrane [<mailto:JohnCochrane@trinityha.org>]

**Sent:** 12 November 2013 09:40

**To:** Donnelly, Sharon

**Cc:** Reid, Norman; Maria O'Loan; Arthur Canning

**Subject:** FW: 19 Downpatrick Road Crossgar

Sharon

Further to my response yesterday, the Association have further reviewed the letter from Jim Wells and would comment as follows.

The planning position as confirmed by our Planning Consultant is that the case file from the planners was passed to Minister Durkan for review, this has now been returned to planners agreeing with the recommendation to approve planning permission for the site. The planning application was taken to the Council for approval on 28<sup>th</sup> October 2013. At that meeting, Councillors voted by 2 votes to hold an office meeting to discuss the application. As you will be aware, the Council do not have the power to refuse planning permission. Therefore, this will not change the decision to approve. The Association would point out that this is the first stage in a planning process to obtain a satisfactory social housing scheme in Crossgar.

The Association remain very concerned with regard to others who are involved in the planning process. The Association has raised its concerns in respect of why a Ministerial decision by Minister Poots for 10 Units on this site was not acted upon by Senior Planning Officials in the Planning Office. The Association reserves its position in respect of this failure. As indicated yesterday the Association is limited in what we can further say as the issues are being dealt with by our Solicitors and to that end I have copied this e mail in to Cleaver Fulton & Rankin.

Regards

John

**S.John Cochrane** LCIOB MCMI  
**DIRECTOR OF DEVELOPMENT**

Trinity Housing Ltd

Maple House

Beechill Business Park

96 Beechill Road

Belfast

BT8 7QN

T: 02890 690250

F: 02890 690251

E: [johncochrane@trinityha.org](mailto:johncochrane@trinityha.org)

[www.trinityha.org](http://www.trinityha.org)

## Project Update Form

a) Housing Association	Trinity Housing Association		
b) Procurement Group	Apex		
c) SRN	6156	d) No of Units	3
e) Scheme Name / Location	19 Downpatrick Road, Crossgar		

f) Vendor's Name	
Housing Executive (Transfer)	Other: •

g) Application for Project Approval : (Estimated Date of Submission)	APPROVED
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h) Contracts Exchanged : (Actual Date)	Jun-07
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i) Land in HA ownership : (Actual Date)	18th August 2007	j) Land Cost £k	£885,000
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k) Acquisition Tranche			
Submission Date	January 2008 ALP	Grant %	40%
		Grant £k	£835,215

l) On-Site Tranche			
Submission Date	TBC	Grant %	45%
		Grant £k	£470,577

m) Completion Tranche			
Submission Date	TBC	Grant %	15%
		Grant £k	£156,859

n) Total Scheme Costs £k	£1,776,031	o) Total Grant £k	£1,045,727
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p) Planning Information (Dates) xx/xxx/xx				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
April 12(Revised)	01-Apr-12			

q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full	✓
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r) Procurement Information (dates) xx/xxx/xx
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Initial Consultant Appointment Y/N (Date if Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQO Return (date)	Target Tender Return (date)	Award of Tender (date)
Y	N	TBC	TBC	TBC	TBC

s) Reasons for delay in the submission of Application for Project Approval
PLANNING APPLICATION APPROVED 23/09/13 -WAITING ISSUE OF GREEN FORM

Signed: Monica Genney - Trinity Housing Ltd	Date: 26 November 2013
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R/2007/1337- DOWNPATRICK ROAD, CROSSGAR, MARCH 2013.

# RECONSIDERATION

The application was discussed further in Feb 2013 on the basis of a proposal for the development of 3 apartments which were located in one block. This proposal was considered to be unacceptable being contrary to LC1 of the addendum to PPS7 and also policies a, g and h of PPS7.

As such the application was due to be presented to Down in Council in Februarys monthly meeting however further information (amended scheme) was received in advance of this council meeting thus the Dept agreed to consider the proposal further.

This proposal has now been reduced to a development of 1 dwelling, whereby neighbours have been and it is noted several further representations have been received from the owner/occupiers of properties along Downpatrick Road and Rocksfield. (Drawings date stamped 28<sup>th</sup> Feb 2013).

It is noted the siting, size, design, footprint, appearance and finishes of this proposed dwelling will remain largely the same as that previously submitted for 3 apartments.

The internal layout provided shows how this single dwelling will include returns to either side and also the rear, whereby the total footprint will measure some 18m wide with a depth of some 18m also, and will include 4 bedrooms.

Taking into account the fact there is an existing dwelling on this site, there can be no objection to the removal of this existing dwelling and replacement with 1 new dwelling, and it is considered the design, layout, finishes and appearance are acceptable, while the separation distance to any adjoining property is sufficient to prevent any unacceptable impact in terms of resulting in unacceptable overlooking, overshadowing, dominant or overbearing impact. It is also considered the size of the footprint currently proposed respects those of the existing properties along this stretch of road.

Accordingly it is considered there are no amenity or density issues with this current layout.

It is also noted the access, driveway and location of parking (to the rear of the dwelling) are the same as that previously submitted with a total of 3 in-curtilage spaces now provided. Front and rear gardens have again been provided with sufficient provision made for amenity space within the site.

It is also noted the dwelling will be connected to the mains.

Finally it is noted the red line again excludes an area of land to the rear of the site and no information has been provided by the applicant regarding the intended future use of this land.

The Dept can only determine the application on the basis of what is applied for at this time, which is now 1 dwelling.

While it is noted there is continued opposition to this proposal, it is considered this proposal as amended for 1 dwelling resolves the Depts concerns, thus Approval is recommended.

*ddh*  
28/03/13

*(Note: Neighbours were re. notified on 14th March with the corrected description. This expires on 28th March)*  
*ddh*

Planning Ref: R/2007/1337

**Reconsideration**

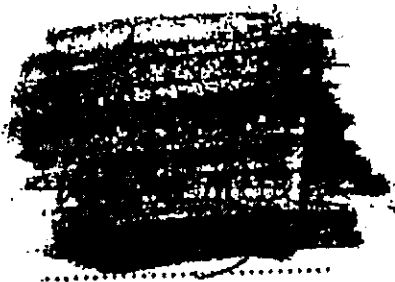
See detailed case officer recommendation  
note dated 20 March 2013 - opinion to  
approve - Josephus concurred

9.04.13

9/4/13

9/4/13

**Recommendation**



9 April 2013

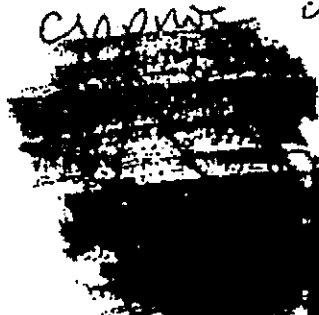
9 April 2013

9 April 2013

Application removed from list to facilitate  
meeting with Winton. Application  
can now proceed and following detailed  
consideration of additional submitting

D Webb. H - see case officer's recommendation  
note dated 6 April 2013 (American  
Storage prior to case meeting).

approve as per recommendation - Josephus  
Cay



7 April 2013

07-08-13

07-08-13

Further consideration of application R/2007/1337

Application was recommended for approval in April 2013, however was removed from April council meeting.

A meeting was facilitated with MP M Ritchie on behalf of Dermot Nesbitt in May 2013 and I have considered in detail the submission from Dermot Nesbitt which was delivered by hand at this meeting on Tues 28<sup>th</sup> May, and also the subsequent emails dated 4<sup>th</sup> and 20<sup>th</sup> June 2013, and would make the following comments.

This proposed scheme for 1 single dwelling unit to replace an existing dwelling unit is considered to be acceptable in policy terms for the reasons previously stated and when considered against the applicable prevailing policy including PP57 and addendum.

The proposed layout including access details are considered to be acceptable in the context of an application of this nature for a single dwelling.

It is acknowledged the reduced red line and size of the application site has been reduced however in the context of the entire curtilage the application is considered to be acceptable.

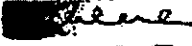
It should also be noted that any reference to additional development to the rear would need to be made the subject of a separate planning application. The Dept has previously considered development to the rear of the site to be unacceptable in the context of this application.

To conclude this amended/reduced proposal for 1 dwelling is considered to be acceptable.

Accordingly approval is recommended.

  
06-08-13

*During group discussions it was considered excessive bin storage has been shown & proposed on the site layout plan, thus it was agreed the Dept would contact the Agent & request an amended site plan with reduced bin storage provision.*

  
07-08-13

**PG Rooney**

**Principal Planning Officer**

**4 February 2014.**

It is not accepted that the approval of a single dwelling on the front of the site on the footprint of the existing dwelling would make it difficult to resist a further similar development to the rear.

The details of the current application, including the proposed access details, does not offer the potential for piecemeal cumulative development. The details of the proposed layout have been properly considered and are in keeping with the requirements of PPS 7 and its addendum. The Department has been fully mindful of the positioning of the reduced red line by the applicant. The fact remains that the curtilage of the dwelling as existing and approved includes the garden area to the rear, outlined in blue – irrespective of the positioning of the red line.

The plot size relates to the entire area within the curtilage of the site and not that included within the red line as shown by the applicant.

The fact that the Objector may consider that the layout opens the way for further development to the rear is incorrect. Should a further application ever materialise this would be considered in the context of PPS 7. The basis of this revised application would not impact on the Department's judgement in any way nor would it overcome or outweigh the relevant planning policy considerations. There is no basis to seek an amendment to the detailed layout, certainly not on the basis of closing off the opportunity for a further application to the rear, which the Objector feels is inevitable.

#### **8. Additional comments**

The Department notes the comments made in respect of procedural matters in respect of (i) Misrepresentation examples; (ii) Previous (Amended) Application; (iii) Trinity Housing Association's Application. Previous errors in process and procedure are regrettable and have been previously clarified. The Objector should be assured that these, and other matters referred to, have no bearing on the Department's opinion on the revised application.

#### **9. Conclusions.**

The Department's view on this application is soundly based and has been arrived at following a detailed consideration of all relevant planning matters.

The revised application has been properly considered in the context of relevant planning policy and all material matters, including representation received have been fully considered. The Department is fully satisfied that this proposal for a large single dwelling on a large site is in keeping with the character of the immediate established residential area. While the area to the rear is shown outside the red line and in blue, it clearly comprises part of the curtilage of the existing and proposed dwelling - irrespective of the positioning of the red line. Unlike the previous proposal for 3 apartments, the construction of a large detached dwelling, virtually on the footprint of the existing unit, will not change the character of the area. Furthermore, any subsequent application to the rear, should that ever materialise, as anticipated by the objector, will have to comply with normal planning policy and the applicant's decision to reduce the red line will have no bearing on the outcome.

The approval of this application would not increase the likelihood of development to the rear. To adopt this approach would prevent similar replacement proposals which clearly fit with planning policy.

---

The reduction of the red line was a matter for the applicant. As a general principle the applicant is free to reduce a red line of the application site at any stage of an application.

It is not accepted that an approval on this basis would make it difficult to resist any application to the rear. The area to the rear is shown in blue, i.e. within the ownership of the applicant and remains within the curtilage of the site. The fact that the red line has been reduced does not impact on the established curtilage of the site. The detailed layout now under consideration shows the land to the rear as part of the curtilage of the dwelling, consistent with the character of the immediate established residential area. The proposal does not create a land locked plot to the rear. As existing, and as indicated on the revised layout, this land must be considered as part of the existing curtilage. While it is emphasised that the Department cannot prevent a further application on those lands to the rear, such an application would be considered, as per the one now under consideration, in the context of prevailing planning policy.

The Department is fully aware and mindful of the fact that the original red line has been reduced to exclude the area to the rear originally intended to accommodate 4 townhouses. The Department has also previously confirmed its opinion that this proposal would not be in accordance with prevailing planning policy. The previous comments on file, to the then Minister Attwood and to Down Council, (points 1,2,3), were on the basis of the proposal at that time, which was for a single block of 3 apartments and which it considered was out of keeping with the character of the immediate established residential area comprising large house in single family occupation. It was on this basis that it commented that an approval for 3 apartments to the front of the site would alter the character of the application site, out of keeping with the character of the immediate area, and which would make it difficult to resist further similar development to the rear, contrary to PPS 7. The present proposal differs significantly to the previous proposal in that it proposes a large detached house on the footprint of the existing unit within a large curtilage. The proposal does not alter the character of the site in any way and does not open the way for similar development on land to the rear which is shown, as land owned and part of the proposed curtilage of the single dwelling now proposed.

#### **6. DCG's present position, (1 dwelling application)**

The further assessment by the Department, on 7 August 2013, was based on the nature of the revised proposal at that time, as outlined above. This remains the prevailing view of the Department and the basis for its assessment of this current proposal.

The Minister was fully briefed on the nature of the revision to the application and the Department's view on the proposal at that time. There was no procedural failure on the part of the Department.

The fact that the red line of the application site has been reduced does not reduce the established curtilage of the site, which is now included as land in blue, i.e. within the ownership of the applicant.

#### **7. Policy Implications.**

The Department is fully aware of and has properly considered the relevant planning policy context in its assessment of this application.

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Note to File.

**Reconsideration of Further Submission submitted by Dermot Nesbitt, Objector, at Meeting held in Down Council Offices on 29 November 2013.**

The submission has been considered in detail.

**1. Character.**

The comments made by the Objector are noted. The Department's has assessed the character and density of the immediate established residential area together with the impact of this application on that character. Details of this are provided on file.

**2. Policy Framework.**

The Department fully accepts that it should have regard to the development plan and to any other material consideration in its assessment of a planning application. Material considerations include prevailing planning policy, planning history, previous rulings by the Planning Appeal Commission, (PAC), comments received from statutory consultees and those received from elected representatives and the general public. The weight to be attached to these is a matter for the Department to decide. The Department notes the specific references to aspects of the prevailing policy context by the Objector. The Department has fully considered RDS, PPS 7 together with its Addendum in its assessment of the impact of this proposal. The proposed replacement of an existing dwelling with another single dwelling is considered to be fully in accordance with this prevailing policy context. It is fully in keeping with the character of the immediate residential area, as detailed in the Department's assessment of this application. The Department has fully assessed the planning history on the site and that within the immediate area. It is considered that this application, and the basis on which it has been made, will not lead to an unacceptable cumulative impact on the immediate area.

**3. Planning Appeals Commission, (PAC).**

The Department is fully aware that PAC decisions are a relevant material consideration which may clarify policy interpretation. The reference to specific PAC decisions 2010/A0005; 2011/E036; and 2013/A0033.

The Department has considered relevant PAC decisions in the immediate vicinity and has quite correctly concluded that these do not fully conform with the planning circumstances in this case. The Department is satisfied that it has properly assessed the impact of the application on the immediate established area mindful of previous planning history on the site and the immediate area and any adverse cumulative impact that might occur as a result.

**4. Red Line Reduction/ 5. DCG's former position, (3 dwelling application), 6. DCG's Present position/ 7. Policy Implications.**

The Objector is extremely concerned and firmly of the opinion that the approval of this application based on the fact that the applicant has chosen to reduce the red line to exclude a portion of the application site would make it impossible to resist any further application for development to the rear. The Department has fully considered this and would comment as follows.

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Application ID: R/2007/1337/E

Deferred Application - Reconsideration

See reconsideration note on file dated  
04.02.14.

- objections raised  04/02/14

04/02/14

04/02/14

- Group agree opinion to Approve

1. Any new material factor(s) raised?

~~YES~~/NO




2. Any different weight attached to planning judgement?

~~YES~~/NO

3. Changed opinion?

~~YES~~/NO

D.C. Group signatures:

 04/02/14  
 04/02/14  
 04/02/14.

Date:

**DOE**

Department of  
the Environment  
www.doe.ni.gov.uk

**APPROVAL OF PLANNING PERMISSION****Planning (Northern Ireland) Order 1991**Application No: **R/2007/1337/E**Date of Application: **18th December 2007**Site of Proposed Development: **19 Downpatrick Road, Crossgar.**Description of Proposal: **Proposed new build residential development of 'Lifetime',  
comprising of 1 no. 4 bedroom dwelling.**

Applicant: **Trinity Housing Ltd**  
Address: **95a Finaghy Road South**  
**Belfast**  
**BT10 0BY**

Agent: **Harry Rolston Architect Ltd**  
Address: **49 Lisaleen Road**  
**Belfast**  
**BT5 7SU**

Drawing Ref: **Q1-03**

The Department of the Environment in pursuance of its powers under the above-mentioned  
Order hereby

**GRANTS PLANNING PERMISSION**

for the above-mentioned development in accordance with your application subject to  
compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: **Time limit.**

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plan drawing no.02, bearing the date stamp 12 August 2013, prior to the commencement of any works or other development hereby permitted.

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

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

4. The gradient of the access shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

5. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of 1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

6. The existing hedge as annotated A-B on the approved plan, drawing no. 02, bearing the date stamp 12th August 2013, shall be retained.

Reason: To ensure the maintenance of screening to the site.

7. The existing screenings of this site, as indicated on the approved plan, drawing no. 02, bearing the date stamp 12th August 2013, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing within 28 days.

Reason: To ensure the maintenance of screening to the site.

8. All hard and soft landscape works shall be carried out in accordance with the proposed planting plan Drawing No. 02 bearing the date stamp 12 August 2013, and shall be carried out in accordance with the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed with the Department.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

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

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. The area to the rear and shown edged in blue on the approved plan, Drawing No.01 bearing the date stamped 22nd March 2013, shall be retained as amenity space as part of the curtilage of the dwelling hereby approved.

Reason: To protect the character of the established residential area.

#### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.

It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the

discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

It is the responsibility of the house builder/builder/developer to establish if existing public watermains, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.

If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development.

This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

Applicant to submit application for Article 161 approval for sewers and water for the development.

4. NIEA Water Management Unit recommend the following measures be incorporated:

In order to decrease the risk of incorrect diversification of 'foul' sewage to drains carrying rain/surface water each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimize the risk of wrongly connected 'foul' sewage system to the rain-water drainage system, once the buildings are occupied.

The building associated with this planning application should not be occupied unless the necessary sewerage infrastructure is in place to transfer foul sewage to a N.I Water Ltd sewer in an acceptable manner or a private wastewater treatment facility consented by NIEA. It should be noted that NIEA does not favour existing sewerage infrastructure being utilised in such a way as to act as a temporary 'cesspit'. Where a

temporary 'cesspit' is to be utilised, it should be designed in accordance with current 'best practice' and any transfer of movement of sewage, by tanker or other means, shall be carried out in accordance with the Controlled Waste (Duty Care) Regulations (Northern Ireland) 2002.

The storm drainage of the site should be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways.

Construction should comply with the standards in the SuDS design manual for Scotland and Northern Ireland (CIRIA C521).

Any oil tanks serving the house should be bunded. Pollution Prevention Guideline (PPG2).

The applicant shall comply with the attached Pollution Prevention Guidelines (PPG 5 and 6) in order to minimise the impact of the construction phase of the construction on the environment.

It should be noted that several SuDS features may be useful pollution prevention measures during the construction phase.

Should a sewage pumping station be required for this development then the applicant must apply to NIEA WMU for a Water Order (1999) consent for an 'emergency overflow'.

5. Notwithstanding the terms and conditions of the Department of Environment'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 DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 129 Newcastle Road, Seaford. A deposit will be required.
6. It is the responsibility of the developer to ensure that:
  - surface water does not flow from the site onto the public road,
  - the existing roadside drainage is accommodated and no water flows from the public road onto the site,
  - surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Dated: 27th February 2014

Authorised C



**Anderton, Kelly**

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**From:** Anderton, Kelly  
**Sent:** 07 March 2014 11:23  
**To:** Graham, Mark  
**Subject:** 19 Downpatrick Road  
**Attachments:** 19 Downpatrick Road Decision Notice.pdf  
**Sensitivity:** Private

Hi Mark

Please see attached for your information a copy of the decision notice which has issued for the Trinity proposal at 19 Downpatrick Road. Condition 10 is of some note.

Kelly

*Kelly Anderton*

Development Programme Group  
4<sup>th</sup> Floor  
Housing Centre  
Belfast  
BT2 8PB

DD: 028 90318764



## Project Update Form

a) Housing Association	Trinity Housing Association				
b) Procurement Group	Apex				
c) SRN	6156	d) No of Units	3		
e) Scheme Name / Location	19 Downpatrick Road, Crossgar				
f) Vendor's Name					
Housing Executive (Transfer)			Other: •		
g) Application for Project Approval : (Estimated Date of Submission)					APPROVED
h) Contracts Exchanged : (Actual Date)					Jun-07
i) Land In HA ownership : (Actual Date)		18th August 2007	j) Land Cost £k		£885,000
k) Acquisition Tranche					
Submission Date	January 2008 ALP	Grant %	40%	Grant £k	£835,215
l) On-Site Tranche					
Submission Date	TBC	Grant %	45%	Grant £k	£470,577
m) Completion Tranche					
Submission Date	TBC	Grant %	15%	Grant £k	£156,859
n) Total Scheme Costs £k	£1,776,031			o) Total Grant £k	£1,045,727
p) Planning Information (Dates) xx/xxx/xx					
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form	
April 12(Revised)	01-Apr-12	23-Sep-13	24-Feb-14		
q) Planning Reference Number	R/2007/1337	Please tick	Outline	Reserved Matters	Full
					✓
r) Procurement Information (dates) xx/xxx/xx					

Initial Consultant Appointment Y/N (Date if Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQO Return (date)	Target Tender Return (date)	Award of Tender (date)
Y	N	TBC	TBC	TBC	TBC

s) Reasons for delay in the submission of Application for Project Approval

COUNCIL Meeting 24/02/2014 planning approved - WAITING ISSUE OF GREEN FORM

Signed: Monica Genney - Trinity Housing Ltd

Date: 25 March 2014

# Project Update Form

a) Housing Association	OakleeTrinity Ltd		
b) Procurement Group	Apex		
c) SRN	6156	d) No of Units	7
e) Scheme Name / Location	19 Downpatrick Road, Crossgar		

f) Vendor's Name	
Housing Executive (Transfer)	Other: •

g) Application for Project Approval : (Estimated Date of Submission) (ALP 2007)	TBC
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h) Contracts Exchanged : (Actual Date)	Jun-07
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i) Land in HA ownership : (Actual Date)	18th August 2007	j) Land Cost £k	£885,000
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k) Acquisition Tranche					
Submission Date	January 2008 ALP	Grant %	30%	Grant £k	£99,599

l) On-Site Tranche					
Submission Date	TBC	Grant %	50%	Grant £k	£165,998

m) Completion Tranche					
Submission Date	TBC	Grant %	20%	Grant £k	£66,399

n) Total Scheme Costs £k	£640,920	o) Total Grant £k	£331,997
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p) Planning Information (Dates) xx/xxx/xx				
Estimated Application	Actual Application	*Group* Discussion	Council Discussion	Green Form
01-Jun-14	01-Jun-14	TBC	TBC	TBC

q) Planning Reference Number	R/2014/0393F	Please tick	Outline	Reserved Matters	Full	✓
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r) Procurement Information (dates) xx/xxx/xx
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Initial Consultant Appointment Y/N (Date if Yes)	OJEU Scheme Y/N	Target or Actual Tender Advertisement (Date)	Target PQQ Return (date)	Target Tender Return (date)	Award of Tender (date)
Y	N	TBC	TBC	TBC	TBC

s) Reasons for delay in the submission of Application for Project Approval
<p>PHASE 1 Planning Approved 27th Feb 2014</p> <p>Planning Application submitted June 2014 (7 Units) Phase 2</p>

Signed: Monica Genney - OakleeTrinity Ltd	Date: 20 August 2014
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- Q14 Could the Department explain why in June 2014 they considered planning restrictions on the Crossgar site to be “minimal” bearing in mind that these same restrictions resulted in planning permission for the increased number of units being denied just a few months later. The committee would like details of how many sites an active interest had been registered in with NIHE (but not yet developed) by:**
- **Trinity Housing Association at July 2007 (or as close as possible to that date);**
  - **Trinity Housing Association immediately prior to the merger with Oaklee**  
**Oaklee Trinity at present**

- A14** NIHE have advised that the Planning Approval for the single unit had ten conditions attached to it. Most of these are considered standard conditions e.g. time limit, retention of existing hedges etc. The one condition which could be considered restrictive is condition 10, which highlighted an area to the rear of the site to be retained as amenity space “to protect the character of the established residential area”. Whilst this could be deemed a restriction, it did not prohibit (in principle) OakleeTrinity from either:
- Submitting a completely new application with different arrangements for amenity space;
  - Submitting a new application to deliver an increased number of units without encroaching on the area to be retained for amenity space.

On this basis the planning restrictions could have been deemed to be minimal. In fact, OakleeTrinity’s new Planning application for 7 units did not encroach on the area to be retained for amenity space. Therefore it is not the case that the conditions were the reason why planning permission was refused for the 7-unit application. The 7-unit application was refused with reference to protecting the character of an established residential area. The Planning Service actually judged that the 7-unit proposal provided “adequate amenity spaces”.

The list below details the sites that were registered with NIHE. It should be noted that the purpose of the property/site registration is to prevent unnecessary duplication of effort by two or more Associations investigating the development potential of the same site.

#### **Sites Registered 2007**

- 21 Ashley Park, Dunmurray
- Bryansburn Road, Bangor
- Finaghy Road South
- Nettlehill Road, Lisburn
- 19 Downpatrick Road, Crossgar
- Churchwell Lane, Magherafelt
- Dundela/Belmont Avenue, Belfast
- Derrybeg, Newry

- Strand Avenue, Holywood
- Greenfield Park, Newry
- Tober Park, Cullybackey
- Gormison Park, Garrison
- Brownhill Meadows, Irvinestown
- Beverly Avenue, Newtownards

Of these fourteen sites, eight have been developed, one is ongoing and five have not proceeded.

#### **Sites Registered January 2014 – July 2014**

- Cheston St, Carrickfergus
- Church St, Portstewart
- Brick Row, Moy
- Doagh Road, Newtownabbey
- Hawthorne Grove, Carrickfergus
- Railway Road, Coleraine
- 79-85 Channing St, Belfast
- Mullaghbawn, Newry

Of these eight sites, one has developed and seven are still ongoing.

#### **Sites Registered after July 2014**

- Belfast City Centre (Design & Build)
- Neillsbrook Park, Randalstown
- Newcastle (Design & Build)
- Causeway St, Portstewart
- Main St, Glenavy
- Saul Road, Downpatrick
- Owen O'Cork Mill, Belfast
- Carolan House/Carolan Road, Belfast
- 114 Queensway, Lambeg
- 19-23 Riverside, Antrim (Re-registered, previously an Oaklee registration)
- Ross Road, Belfast
- 41-49 Tates Avenue, Belfast
- 39 Tullynewbank, Glenavy
- 20 Crawfordsburn Road, Belfast
- 132-136 Castlereagh Road, Belfast
- Derrymore Road, Bessbrook
- Donegall Road, Belfast
- 19A Glengormley Park, Newtownabbey
- Broughshane St, Ballymena

Of these nineteen sites, one has developed, fifteen are ongoing and three have not proceeded.

**Q15 The Committee understands that Helm employed Forensic Accountants to look at the Great George's Street deal, can the Committee have a copy of all relevant documentation in respect of this?**

A15 This will be submitted to PAC once the litigation case due to be held in May 2015 concludes

**Q16 Could the Committee have sight of copies of all relevant correspondence and documentation between Helm and the PSNI regarding the Great George's Street transaction?**

A16 This will be submitted to PAC once the litigation case due to be held in May 2015 concludes

**Q17 Who were the original owners of the Great George's Street site?**

A17 This will be submitted to PAC once the litigation case due to be held in May 2015 concludes

- Q18 Who were all the parties to the Great George's Street transaction and has the Department investigated any links between them?**
- Q19 What direct role has the Department taken in investigating the Great Georges Street transaction both before and after the PSNI investigation?**

A18 & A19 From the information obtained during the inspection of Helm the Department can confirm that the owners of the site were Robert Craig & Son's Ltd. Helm Housing (known then as Belfast Improved Housing - BIH) purchased the site from Mehlor Property Partnership.

The contract to purchase this site at Great Georges Street was signed between Mehlor Property Partnership and Robert Craig & Sons Ltd on the 30<sup>th</sup> March 2007. This was the same day that BIH signed the contract with Mehlor Property Partnership.

Mehlor Property Partnership was made up of three companies which formed this partnership; they were Kenfield Trustee Limited, Chelmarsh Trustee Limited and Delburn Limited, which have since been wound up.

BIH had been in discussions about this site from October 2006. During these discussions they had been dealing with Lacuna Property Limited and it was only on the day of signing the contract that they first became aware of Mehlor Property Partnership. It transpired that one of the directors involved in Lacuna Property Development was one of the directors of the trustee companies which formed Mehlor Property Partnership.

As part of the investigatory work into the Great Georges Street transaction the Inspection Team liaised with colleagues in Land and Property Services to determine the history of the ownership of the site. The Team also interviewed the Director of Development, Finance Director and the Development Manager in post at the time of the transaction and sought the advice of the Departmental Solicitors Office in relation to the nature of this transaction.

All of the investigatory work concluded that there was nothing untoward or unorthodox regarding the nature of this transaction in conveyancing terms.

To ensure that all avenues were investigated Helm instigated a meeting with PSNI, DSD and Helm to get their views and opinion regarding the possibility of fraudulent activity. The view of PSNI at that stage was that there was no evidence to support any criminal activity. A copy of the minutes of that meeting is attached at Appendix 19.

Despite efforts to investigate the matter further the Inspection Team were unable to establish further links between the parties.



## APPENDIX 19A

### **Note of a meeting with Helm and PSNI to discuss Great Georges Street on 12<sup>th</sup> January 2012**

**Present:** Greg Lomax  
Stephen Crooks  
Michael Sands  
Donald Heaney  
Geraldine Reynolds  
Tina Diamond

The purpose of the meeting was to discuss the Great Georges St scheme with PSNI to get their view if there is any suspicion of fraudulent activity surrounding the purchase of this site.

Greg provided a background on this scheme and in particular the contractual arrangements surrounding the signed contract. He stated that they couldn't trace any links between Helm staff now or at the time of the contract with either Robert Craig & Sons or Mehlor Properties. He stated that from the evidence on file that Helm broke their own rules in other schemes but not on this scheme. A proper valuation was obtained etc. He said that he cannot find any reason to suggest that there was anything other than pure incompetence on the part of the senior management team involved and there does not appear to be any evidence of corruption. He also stated that what seems to have happened since the last inspection in 2006 was the market. It rocketed and Helm wanted to be the biggest and best Association and got carried away with trying to achieve that.

Stephen said that PSNI couldn't look at this unless there was suspicion of corruption and at this stage there is no evidence found to date to support any criminal activity. He advised that if anything does come to light in the future then it can still be submitted to the PSNI for investigation.

**Q20** Has the Department been in contact with HMRC to follow up the possibility that the Great Georges Street transaction may have been carried out in the way it was in order to evade tax?

A20 The Department sought the advice from the Departmental Solicitors Office in relation to its concerns around the purchase of this site, particularly around the sub sale and the use of middle men and also on the separation of the monies to be paid into different accounts. DSO advised that there was nothing unorthodox in conveyancing terms about the nature of this transaction and that there was no illegal tax evasion. In light of this the Department did not pursue the matter further with HRMC.

**Q21    The Committee would like to be provided with details of the members of Helm management who signed the agreement for the purchase of the Great George's Street site.**

A21    This will be submitted to PAC once the litigation case due to be held in May 2015 concludes

**Q22 Who were the Senior Management Team in Helm at the time of the Great George's Street transaction?**

A22 This will be submitted to PAC once the litigation case due to be held in May 2015 concludes

**Q23 Please provide the Committee with all documentation showing the Housing Executive's consideration of the likelihood of planning permission being received for the Great George's Street site?**

A23 When Helm made their application for ALP in March 2007 they were required, in accordance with the Housing Association Guide, to provide Planning assurance in the form of report from an independent Planning consultant. They met with Planning Service in March 2007 and the opinion at that time was that the likelihood of receiving planning was possible however the case would need to be considered on its own merit.

After the ALP was paid in April 2007, NIHE met regularly with Helm through Scheme Progress Meetings. These meetings are held with all associations, typically on a quarterly basis, to keep updated on their development activity.

In addition to Scheme Progress Meetings, Helm provided updates through a formal monthly reporting process using Project Update Forms (PUFs). PUFs include updates on the latest Planning position. NIHE also has a team which is dedicated to monitoring the progress of Planning Applications and liaising with the Planning Service directly.

Scanned copies of supporting documents relating to NIHE's monitoring of planning progress regarding this scheme are in the attached appendices. As there are many PUFs (they are submitted monthly), only copies of a selection of relevant PUFs have been included at Appendices 23.

<b>Date</b>	<b>Description</b>	<b>APPENDICES</b>
March 2007	Independent Planning Report	<b>23A</b>
March 2009	Project Update Form.	<b>23B</b>
April 2009	Action Points from Programme meeting 29 <sup>th</sup> April 2009.	<b>23C</b>
March 2010	Project Update Form	<b>23D</b>
June 2010	E-mail from DSD to NIHE re: Planning and Roads Service issue.	<b>23E</b>
June/July 2010	3nr e-mails re: need for Pre-Application Discussion with Planning Service.	<b>23F</b>
February 2012	Letter from DSD to Helm re: Roads Service issues and impact on Planning.	<b>23G</b>

## **APPENDIX A**

**BIH HOUSING ASSOCIATION**

### **PLANNING APPRAISAL REPORT**

**SITE ON GREAT GEORGE'S STREET,  
BELFAST.**

Prepared By:

**Strategic Planning**  
4 Pavilions Office Park  
Kinnegar Drive  
Holywood  
BT18 9JQ

T: 028 90 425222  
F: 028 90 422888

March 2007

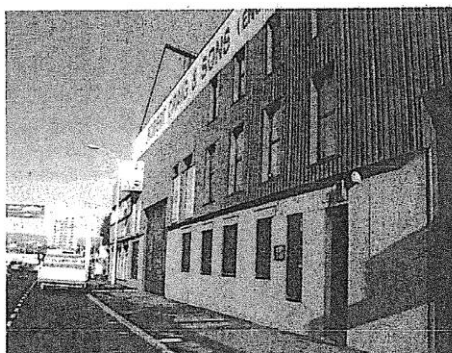
### PLANNING APPRAISAL REPORT

This planning appraisal report has been produced to assess the development potential of a site proposal on Great George's Street, Belfast.

#### SITE CONDITIONS AND SURROUNDING AREA:

The site fronts onto Great George's Street, which forms the busy connecting road between the M3/Westlink and M2/Westlink. Little York Street leaves Great George's Street and connects with Shipbuoy Street providing vehicular access to the site. This is the only existing access point, which is a turn right only junction, due to the complexity of the surrounding road network. The site is adjoined by a DRD Roads Service Park and Ride facility; together these form an island where the traffic from the M1 Westlink, M2 and M3 converge.

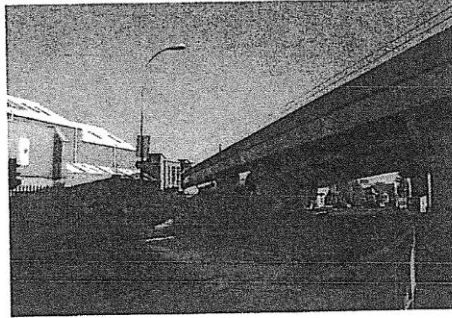
The site contains an engineering works and showroom, which is still in operation. Industrial sheds of varying heights and scales dominate the site, which has a retail frontage onto Great George's Street and associated car parking and service yard. A turning area has been provided on Shipbuoy Street, however this does not form part of this site. The industrial sheds along with substantial lengths of palisade fencing form the site boundary, a second line of fencing has been provided along the boundary with Nelson Street.



*Photograph illustrating the site frontage onto Great George's Street, Belfast. The building line onto the footway is clearly visible and industrial character of the site.*

The industrial sheds are a maximum height of approximately 3 storeys, the groundfloor is constructed of concrete blocks and the remainder of the elevation consists of corrugated steel. The site is dominated by its surroundings, the Belfast to Larne railway line, which passes along the eastern site boundary on a bridge and the M3 motorway over bridge, which lies further east of the railway.





*Photograph taken from Nelson Street looking north, illustrating the eastern boundary of the site and the dominance and proximity of the Belfast to Larne and M3 overbridges.*

The immediate area could be described as being in a period of transition consisting of a mix of industry, retail and offices. Dominated by the surrounding major road network and large expanses of vacant and derelict land, the area lacks a well defined character and has become detached from the City Centre and Laganside, despite their close proximity. The majority of the buildings in the vicinity varying in height, from the single storey retail/office units on Nelson Street, to the 8 storey apartment blocks which face onto Clarendon Dock. Yorkgate Shopping Centre forms a large building mass but is relatively small in height at 4/5 storeys.



*Photograph looking north from the site, illustrating the relatively open character of the local area, the large scale of Yorkgate Shopping Centre.*

The open and flat nature of the site and the varying buildings heights in the area do little to inform on the scale of potential development on this site. However, directly opposite the site, on Nelson Street, a development has been approved for the construction of 48no. apartment blocks and 18 no. terrace houses, at a height of 4 storeys.

PROPOSAL:

An indicative concept site layout and floor plan has been provided by the client, which consists of 3 no. apartment blocks. Vehicular access will be accommodated through an existing access point off Little York Street. In total 201 no. apartments are proposed with 110 no. car parking spaces, 20 of which would be surface parking and the remainder would be accommodated underground. There are also two designated pedestrian access points, from Nelson Street and Great George's Street. The breakdown of the apartments would be as follows:

- Block A – Proposed social housing development, which would consist of 60 no. apartments over 12 no. storeys. The block is accessed from Little York Street. Each apartment has a balcony overlooking the internal open space.
- Block B - Proposed social housing development, which would consist of 84 no. apartments over 12 no. storeys. The block has two access points both from Shipbuoy Street. Each apartment has a balcony overlooking the internal open space.
- Block C - Proposed private housing development, which would consist of 69 no. apartments over 12 no. storeys. The block has three access points from the internal open space. Each apartment has a balcony over the Great George's Street.

RECENT PLANNING APPROVALS & DEVELOPMENTS IN AREA:

There has been significant development and recent approvals in the immediate area of the site. These include a mixture of residential, retail and office developments, as detailed below:

- **Planning Ref: Z/2007/0194** – Submitted in January 2007, this application is for the erection of a 12 storey building on lands at 101-107 York Street. The development comprises of 68 No. apartments, 2 floors of offices and 28 No. car parking spaces, 22 accommodated underground. This application is pending.
- **Planning Ref: Z/2004/0933** – Approval was granted in December 2005 for the erection of 4 No. 5 storey buildings on the vacant land bound by York Street, Dock Street and the M2. The buildings will consist of groundfloor retail space, for the sale of bulky goods, and offices.
- **Planning Ref: Z/2004/0717** – Approval was granted in October 2005 for the erection of a new office building, with access onto Lord Nelson Street, on lands at 26-44 Little Patrick Street.

- **Planning Ref: Z/2004/0714** – Approval was granted in January 2006 on lands at 42-46 Great George's Street and 22-46 Nelson Street. The development comprises of the redevelopment of the site to accommodate 48 No. apartments and 18 No. terrace houses. This site is located directly opposite the subject site.

The above recent approvals/developments indicate the acceptability of not only residential apartment development in the area but also the density of development as proposed by BIH on the site.

#### AREA PLANS AND POLICY CONSIDERATIONS:

**Belfast Urban Area Plan 2001** – The site is located on the northern periphery of the City Centre limit. Although there are no designations on the site, policies are set towards achieving a revitalised city centre. Policy CC5 promotes rejuvenation at the Northside and Laganside areas.

**Draft Belfast Metropolitan Area Plan 2015** – The site falls within the City Centre Boundary and the Laganside North and the Docks Character Area. It forms part of a Development Opportunity Site (CC076), despite this designation no suggestions have been made as to suitable future land uses, the only stated requirements of development on the site, would be detailed consultations with Roads Service in relation to access. There are five other development opportunity sites in the vicinity of the site: CC073, CC074, CC077, CC078 and CC080, no potential land uses have been attached to any of these designations.

Developments within the Laganside North and Docks Character Area, (designation CC018) should maintain and increase the density of existing development, whilst taking account of adjoining buildings. The existing building on the site is set on the edge of the footway, whilst the concept layout proposes to set the apartment blocks back from the footway to enhance privacy for future residents. This is especially the case on Great George's Street, where heavy traffic movements are evident. It is considered that the proposal, whilst not respecting the existing building line, will form a new built edge and contribute to a better quality environment. There are large scale physical features in the character area, including the docks and the motorway, which has resulted in the site becoming disconnected from the city centre. The large areas of derelict land and diverse mix of buildings and land uses have all resulted in the area lacking a coherent character.

The site is also located within the Belfast City Core Area of Parking Restraint (Policy TRAN 4). This applies a standard of 1 no. space per residential unit and 1 no. space per 300sq metre of non-residential floorspace to be provided. Variations from the normal standards may be considered, in exceptional

circumstances, and if evidence of alternative transport arrangements can be clearly demonstrated.

Due to the limited policy requirements set out in BMAP, it is possible that the overall design and layout of the proposed development on site may not conflict with BMAP guidance. The proposed site layout illustrates that the apartment blocks would be set back from the footway edge, creating an enhanced site boundary at this edge of city location, which is presently dominated by large man made features.

9 The approval of recent applications has established the acceptability of residential use in the area. The site's proximity to the City Centre and Yorkgate Shopping Centre would provide future residents with a wide range of amenities within easy walking distance. These nearby amenities could reduce the need for car-borne travel and thus enhance any argument for a reduction in the level of parking to be provided.

In terms of building height, there are no recommended building heights for this area, however recent approvals in the area range between 4/5 storey up to 10 storeys, with a current application being considered for 12 storeys. The site is located at a visually prominent and intensively used road junction and is dominated by the two fly-overs. The site, and especially the Great George's Street corner of the site may, lend itself well to a development of scale above the remainder of the area. A convincing argument may need to be put forward as part of a planning application in this regard.

9 Finally, as the site falls within an Area of Parking Restraint, the recommended level of parking provision is below the regular guideline levels. There may be scope to further reduce car parking provision for the site. It is our opinion that alternative modes of transport are existing and a residential development could utilise such provision. The site is located 15 minutes walking distance from the City Centre, adjacent to a Park and Ride facility and 5 minutes walk from Yorkgate Railway Station. The substantial proportion of social housing proposed within the scheme, 144 no. units, would also suggest that car ownership may be lower than the standard car ownership figures. Any proposed transport plan for the residential units could incorporate the promotion/use of the available public transport network. This issue should be explored further, prior to the submission of any planning application.

**Planning Policy Statement 1** – Material considerations are outlined in paragraphs 49-52. Impact upon the neighbourhood in general and immediate land uses and neighbours in particular are the main considerations.

Due to the lack of development in this area there should be limited impact upon the surrounding area. Each of the proposed apartment blocks would address the road frontage, the increased movement of people in the area and set back site

boundary would create an enhanced and safer environment. Within the proposal adequate separation distances have been provided and the width of the surrounding roads, especially Great George's Street would limit overlooking and overshadowing onto any adjacent developments. However, care should be taken regarding the relationship between the subject site and the site that has recently achieved planning permission for residential use (ref: Z/2004/0714/F). The presence and movement of potential future residents would provide natural surveillance in the area and aid in the re-connection of this area back to Belfast City Centre.

**Planning Policy Statement 3 – Parking** proposals should reflect the desire to reduce the reliance on the private car and help tackle congestion, whilst promoting development which offers a realistic choice of access. The site has the potential to do this, making best use of its location. Its location within an Area of Parking Restraint already dictates the following parking standards: 1 space per residential dwelling, 1 space per 300sqm non-residential floorspace. In order to increase the success of development on this site, it may be possible to agree a lower standard of car parking provision. Due to the good public transport links, the inclusion of a social housing element in the scheme and the nearby amenity facilities; there is the possibility to argue that car ownership among future residents is likely to be below average.

Development of the site is likely to result in an increase in traffic movement and PPS3 states any new accesses or intensification of an existing access must not prejudice road safety or significantly inconvenience the flow of traffic. Considering the nature and scale of the proposed development options and the existing low intensity usage of the site, it is likely that a Traffic Impact Assessment may be required. We would recommend that a Roads Engineer be appointed prior to the submission of the planning application to consider this issue.

**Planning Policy Statement 7 – Any residential development** will have to comply with policy QD1, which states that new development should create a quality residential environment. The listed criteria in this policy should also be met, where appropriate.

The aforementioned criteria do not preclude development on site, the concept design for the site suggests the scale and layout which will be brought forward to the design stage and many of the requirements raised in this policy will inform the final design of the buildings on the site. The key issues for the architect include:

- **Layout, Scale & Massing** – As discussed previously, a proposal that addresses the road frontage to a height of c.10-12 storeys, with scope to go higher at the prominent corner, should be considered.

- Open Space & Parking – Any proposal should include adequate provision of both amenity space and parking provision. These issues are discussed further in the Creating Places section.
- Overlooking/Overshadowing – The final design should aim to negate any negative impact upon adjoining existing or proposed residential properties.

**Planning Policy Statement 12** – Planning Control Principles (PCPs) are provided which support and are applied in conjunction with policy requirements in PPS7. PCP1 encourages an increase in the density of housing development without town cramming. PCP2 promotes good design in new housing developments.

A redevelopment scheme for the site should comply with broad guidance contained in PPS12 and fully comply with PPS7 requirements.

**Planning Policy Statement 13** – This guidance specifically aims to encourage more responsible use of the private car and reduce its dominance on our roads, especially within urban areas, thereby reducing congestion. The proposed development considers high density development and is ideally located to gain maximum benefit from its location close to the City Centre, Yorkgate Railway Station and the at the confluence of the main motorway network.

**Creating Places** – Standards in relation to open space and car parking provision are provided in sections 5 and 20 respectively. Communal amenity space is acceptable for apartments, with a provision of between 10-30 sq.m. per apartment. As mentioned previously, policy in draft BMAP allows for car parking at a rate below the recommend amounts as per Creating Places.

Within the proposal, communal amenity space has been provided enclosed by the 3 No. apartment blocks, to the minimum recommended standard. As the area is currently in a period of transition, we would refer to the recently approved developments in the surrounding area, which illustrate a high density, apartment style development. Such a context could allow for a further reduced amenity space provision but this may be subject to some form of justification and final design layout.

Considering that the site is within an Area of Parking Restraint, a ratio of 1 space per dwelling is acceptable. Again, there may be scope to reduce this provision further considering the close availability of public transport. Some form of transport plan and statement may be required to justify such a reduction.

### CONCLUSION AND RECOMMENDATIONS:

A future land use has not been attached to the site's designation as a Development Opportunity Site, by BMAP. Therefore, the principle of residential apartments on the Great George's Street site should be acceptable. Considering the relevant planning policies, guidance and site specific conditions, the initial concept proposed for the site should be broadly acceptable, subject to the final detail design.

The main issues to address during the design stage include:

- **Access Arrangements** – Vehicular access to and from the site would be via Great George's Street, which is a right turn only junction. Intensification of this junction may require engineering works, despite the provision of an access lane. Input for a Roads Engineer should be sought prior to submitting a planning application.
- **Internal Access** – The provision of underground car parking must be adequately laid out to ensure ease of movement and appropriate separation from pedestrian movement.
- **Communal Open Space** – Adequate provision of amenity space should be provided for future residents. The initial concept design provides a minimum provision and any scope to increase this level should be explored.
- **Travel Plan** – To justify the lower than recommended parking provision a travel plan should be prepared highlighting the provision of public transport in the area and how this would be promoted amongst future residents.
- **Scale & Massing** – Although there is an application pending for a 12 storey building, there is no history of planning approval within the immediate area for a building of scale. However, the location and situation of the site lends itself well to a building ranging in scale between 10-12 storeys, with scope to create a corner feature at Great George's Street.

SRN	Location	No of units	1. Vendor NIHE <input type="checkbox"/> Other <input checked="" type="checkbox"/>	2. Project Submission Est - Month of submission
	Great George Street, Belfast	131		
3. Site Identified (Yes or No)	Contracts Exchanged (Actual Dates)	Land in HA ownership? (Actual Date)	Acquisition Tranche (Est - Mth/Yr)	
Y				
4. Onsite Tranche (Est - Mth/Yr)	30.03.2007	27.04.2007	ALP 30.03.2007	
5. Contract Terms (months)	24	6. PC Tranche (Est - Mth/Yr)	7. Comments - Reasons for delay etc	
8. Full Planning Permission - ACTUAL DATES ONLY				
P/P Ref No	Application (Day/Mth/Yr)	Council Appr (Day/Mth/Yr)	Planning App (Day/Mth/Yr)	
Working towards planning application. Environmental Impact Study required.				

Signed: \_\_\_\_\_

Date: 01/03/2009



**Helm Housing Programme Meeting**  
**Wednesday 29<sup>th</sup> April 2009 - Action Points**

1. £155m 1750 units/starts
2. TCI's – waiting on them, changes anomalies e.g. Newry, Fermanagh
3. > 110% - DSD. Transfers to stay Non / T.

**Year 1**

Area	Scheme Name	Units	Comments
Belfast	25-27 Toronto Street, Belfast (DPF)	2	Approved and on-site.
North East	51 Main Street, Crumlin	5	To be submitted by Thursday 30 <sup>th</sup> April 2009.
South East	53/57 Davaar Avenue (Surplus Site)	4	Got submission ready. Valuation reduced. Will vendor accept.
North East	75a Doagh Road, Newtownabbey	18	Scheme ready, holding planning submission for 2 weeks. But looking at larger site which may be released by trust at Abbots Cross. Have met Planning Service re: Doagh Road, no issues.
South East	Crossan Court, Lisburn (DPF)	6	Approved.
South East	Grahamsbridge Road, Castlereagh (Transfer)	1	Complex needs. Bit of NIHE land. Check with Brian Uprichard – any extinguishments.

Area	Scheme Name	Units	Comments
Belfast	Hunter House: Shared Future, Belfast	30	Originally D&B. Helm will now speak to school Developer. Has already submitted planning application (Open space and roads sorted).
South East	Lagmore Phase 7, Poleglass (Transfer)	37	Helm (I G) meeting Tolands 29/04/09 (PM). Was D&B proposal but Helm now going to see if Tolands will sell site. Need Toland agreement to put pipe across this land and to withdraw. Objection to planning application planners refuse his objection. The pipe solution (across this land) will solve sewage problems. Helm have concerns. Also a ransom strip issue. Submitted to Planning Service.
Belfast	Lily Bar: Albion Street, Belfast (Surplus Site)	17	Planning application soon. Bro piece and NIHE piece of land both valued. Design well advanced.
South	Newtowncloghogue (Transfer)	22	Progressing. Planning submission soon.
South	Newtown Villas, Rostrevor (Transfer)	2	Planning & Feasibility has identified site and forwarded package. 2 bungalows.
South	Peggy's Loaning Phase 1 & 2, Banbridge	60	30 X 2. Bid as 1 phase for 50. Several vendors claimed they owned site. Had started to do work on-site then suddenly stopped. Could Helm run a competition for 60 units for Banbridge? Helm to investigate.
South East	Rathgill Zone 1, Bangor (Transfer)	28	On-site.

Area	Scheme Name	Units	Comments
South East	Regent Street, Newtownards	43	Alternative design submitted to Planning Service for car parking two weeks ago. Already tendered. David Murphy to talk to Planning Service. Contractor will hold tender to June 2009.
South East	Soldierstown Road, Aghalee	8	I G to check and call back to DPG if Traditional.

### Lost

212 Cliftonville Road - Was OTS, A D checking if can buy site. Action – AD

85 Cliftonville Avenue - Was to be OTS. A D checking if can buy and do TNB.

24 Easton - As above.

94 Cliftonville - May buy OTS if 50% complete. AD

Chancellors Road / Heslips Lane - IG to check. May have been 2 OTS sites.

Chequer Hill Phase 2 - Was OTS. Likely to abandon.

Corrlys Square, Newry - I G to check.

Hillside Terrace, Newry - I G to check.

The Moorings, Killyleagh - OTS I G to check.

Springfield Road, Portavogie - Not complete. OTS

Main Street, Greyabbey - Not complete. OTS

Station Road, Magherafelt - I G meeting developer 29/04/09. Will enquire re: purchase of site Planning Approval received. Got area planner support.

Lurgan Road, Moira - Negotiating (OTS) purchase. Site registered. Got planning per Cat1 and General Needs.

Life House, 5 Ulsterville Avenue - Current homeless accommodation outlining independent supported living purpose. Property deteriorating. Issue of decent of 6 units. Have to talk to Trust. Are 3 (37,39,41 Camden Street) Fold !! Originally HAG funded. Would have to retain facade.

Sydenham House - Fully occupied. Were negotiating house next door. Were looking at site on Holywood Road. Issue over revenue funding. Properties need renovation.

## Year 2

Area	Scheme Name	Units	Comments
Belfast	475-487 Crumlin Road (Molloy's Pub), Belfast	28	
Belfast	Great Georges Street, Belfast	131	Helm in discussion with Road Service. Look at alternative site of Nelson Street owned by Road Service (used as store) Potential land swap. Wider site at ground level are not as high. Similar design issues e.g. air quality.
Belfast	Shankill House Replacement	35	Helm progressing. Site in mind close to S/ House. Issues resolved. Taking shape. Is NIHE site. Will be transfer.
South East	38 Castle Street, Lisburn (Surplus Site)	9	Substantial reduction in valuation. NC - LPS (Also 92 University Street)

Area	Scheme Name	Units	Comments
Belfast	4 Locksley Drive, Finaghy	7	Back into another site which could increase to 20 units.
South East	Lagmore Phase 8	73	I G talks to Tolands 29/04/09.

### Year 3

Area	Scheme Name	Units	Comments
South East	Pattons Lane		I G to check. Plans well advanced.

### Year 4

Area	Scheme Name	Units	Comments
Belfast	St Kevin's Hall : North Queen Street, Belfast	30	Feasibility shows potential of 72 units now. Leased from NIHE by Church. "Berlin Style" over car park. Is outside NW quarter study. Helm to talk to L & P re: Lease. <u>Could advance to Year 2 (2010/11).</u>
South East	18-22 Crawfordsburn Road, Newtownards	65	Industrial at present. To include Cat 1. Met Planning Service to agree re-designation of site. Also agreed to proposals. <u>Could advance to Yr 2 (2010/11)</u>

Area	Scheme Name	Units	Comments
	Bladon Drive – Wesley HA	20	Meet YMCA test week. Concession made to that site for only 20 Cat1 units. Planners have refused permission to school. Due to BMAP, there won't be planning approval issued until 2010 (BMAP produced then to public).

**Year 5**

Area	Scheme Name	Units	Comments
South	Grosvenor Barracks, Enniskillen	40	DSD going to demolish properties, lending strips and do decontamination.

**Main Street, Greyabbey** - Not complete. OTS

**Station Road, Magherafelt** - I G meeting developer 29/04/09. Will enquire re: purchase of site Planning Approval received. Got area planner support.

**Lurgan Road, Moira** - Negotiating (OTS) purchase. Site registered. Got planning per Cat1 and General Needs.

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## Project Update Form

<b>a) Housing Association</b>	Helm Housing			
<b>b) Procurement Group</b>	Abacus			
<b>c) SRN</b>	5203	<b>d) No of Units</b>	131	
<b>e) Scheme Name / Location</b>	Great George Street, Belfast			
<b>f) Vendor's Name</b>				
Housing Executive (Transfer)		Other: Robert Craig & Sons (Engineers) Ltd		
<b>g) Application for Project Approval : (Estimated Date of Submission)</b>				Sep-10
<b>h) Contracts Exchanged : (Actual Date)</b>				30-Mar-07
<b>i) Land in HA ownership : (Actual Date)</b>		27-Apr-07	<b>j) Land Cost £k</b>	£6,386,250
<b>k) Acquisition Tranche</b>				
Submission Date	Mar-11	Grant %	65	Grant £k
				TBC
<b>l) On-Site Tranche</b>				
Submission Date	Mar-11	Grant %	25	Grant £k
				TBC
<b>m) Completion Tranche</b>				
Submission Date	Mar-14	Grant %	10	Grant £k
				TBC
<b>n) Total Scheme Costs £k</b>		TBC approx £20,000,000		<b>o) Total Grant £k</b>
				TBC
<b>p) Planning Information (Dates) xx/xx/xx</b>				
Estimated Application	Actual Application	"Group" Discussion	Council Discussion	Green Form
Mar-10	TBC	TBC	TBC	TBC
<b>q) Planning Reference Number</b>				
TBC				
<b>r) Reasons for delay in the submission of Application for Project Approval</b>				
e.g. planning / services / legal delays / tendering delays / design & cost issues				
Planning issues, environmental impact studies required. Year 2 scheme				

Signed	Date: March 2010
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**Ferran, Dolores**

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**From:** Ervine, Ian [Ian.Ervine@dsdni.gov.uk]  
**Sent:** 10 June 2010 15:02  
**To:** Ferran, Dolores  
**Cc:** Malcolm, David  
**Subject:** GREAT GEORGES STREET- HELM SITE

Dolores,

Arising from my action points at the last DSD/NIHE meeting on 14 April.

This site was ALP'd in April 2007 at a cost of £8.1 million and has still to start on site. The Housing Association Guide requires that if start on site is not achieved by the end of Year 3, in this case by 2009/10, then DPG must consider recovery of grant. I'm sure that DPG has been monitoring progress, but we now need to come to a conclusion about how to proceed.

I met with Ian Graham yesterday to get the facts. The position is that there has been no progress to develop this site. In fact, the planning application hasn't even yet been submitted. It is ready to go, but is being held because meetings with Roads Service have revealed that Roads is preparing a number of options for redesigning the road network, one of which may require a corner of the site. I don't know how definite these proposals are or what their status is, but Helm is using the Roads proposals to do nothing on the already purchased site, on the basis that if a planning application is submitted, Roads will object.

Meantime, Helm is deriving an income from using the site as a car park.

The meetings with Roads threw up the possibility of a land swap with a Roads owned site on the other side of the M3 flyover. Helm has had its consultant prepare a feasibility study to ascertain the potential of this other site and is content that it can accommodate their proposal. Helm obviously sees the alternative site as a better option and its directing all its efforts in that direction. This is maybe something of a red herring and we need to bring Helm's focus back to the site already in their ownership.

Helm needs to be made fully aware of the seriousness of the situation and the very real possibility that grant will be recovered, unless a plan for developing its site is put in place quickly. Part of the site purchased was funded by Helm themselves for private housing. With the collapse in the housing market, Helm must be reluctant to make a start here and may be using the Roads proposals as cover for inactivity. Knowing Roads Service formal position is obviously a key determinant.

In the first instance, could I ask you to consider the options here and report to the Department on Helm's proposals for a way forward. It is untenable that we have expended £8 million on land that is not progressing towards development and we want to avoid any criticism of inaction. The Department is content to attend any meetings arranged, with Roads Service or whoever, and support in any way to bring this matter to a conclusion.

We have the file and I will get it back to you later today.

Regards.

Ian

22/06/2010

Fenning, Carolyn

---

**From:** Murphy, David  
**Sent:** 29 July 2010 14:56  
**To:** office@helmhousing.org  
**Cc:** Fenning, Carolyn  
**Subject:** GT GEORGES ST PAD MEETING  
**Sensitivity:** Private

Ian

When we last discussed this project you agreed to request a PAD so that we could discuss the various issues involved and seek to establish planning and roads inputs towards an appropriate way forward.

Have you had any success with establishing dates?

Thanks

David M.

03/09/2010

**Fenning, Carolyn**

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**From:** Fenning, Carolyn  
**Sent:** 22 June 2010 14:40  
**To:** Murphy, David  
**Subject:** Great Georges Street  
**Sensitivity:** Private

David

I understand you are to attend a planning meeting to discuss the above scheme. Can you let me know when the meeting is and provide an update for the file.

Carolyn

*Carolyn Fenning*  
*Development Programme Group*  
 028 9031 8549

22/06/2010

**Ferran, Dolores**

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**From:** Ferran, Dolores  
**Sent:** 22 June 2010 16:33  
**To:** 'Ervine, Ian'  
**Cc:** Malcolm, David  
**Subject:** RE: GREAT GEORGES STREET- HELM SITE

Ian we have met with helm to discuss this scheme. We agreed that the way forward is to organise a Pre Application Discussion meeting with the planning service and Ian Graham undertook to arrange same. David Murphy will attend this meeting for NIHE and I will let you know the time and place so that DSD can also attend if you so wish .

Dolores

---

**From:** Ervine, Ian [mailto:Ian.Ervine@dssdn.gov.uk]  
**Sent:** 10 June 2010 15:02  
**To:** Ferran, Dolores  
**Cc:** Malcolm, David  
**Subject:** GREAT GEORGES STREET- HELM SITE

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We have the file and I will get it back to you later today.

Regards.

22/06/2010



Department for  
**Social  
Development**  
[www.dsdni.gov.uk](http://www.dsdni.gov.uk)

Greg Lomax  
Chief Executive  
Helm Housing Association  
Helm House,  
38-52 Lisburn Road,  
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BT9 6AA

Housing Investment  
Housing Division  
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Ormeau Road  
Belfast  
BT7 2JB  
Telephone: 028 90829268  
Facsimile: 028 90829343  
Email: [David.malcolm@dsdni.gov.uk](mailto:David.malcolm@dsdni.gov.uk)

Our Ref DS1- 12-28

24 February 2012

Dear Greg

Further to our meeting earlier this week I agreed to clarify some issues.

In respect of the site at Great Georges Street that has been funded by way of an Advance Land Purchase (ALP) from the Department, the future of this site is now dependent on other issues in the immediate vicinity outside your control and until those are resolved, there is nothing further usefully worth pursuing by you at this time. Roads Service is currently looking at a major road upgrade of that junction. I understand some of their proposals directly cut across your site and until they have identified their preferred option the potential of your site is impossible to assess. Planning Service will not approve anything for your site until the outcome of the Roads issue so that obviously places a severe restriction on its use at this time.

Our Minister is also keen to have a Master Plan for that wider area developed so that a more holistic approach can be taken to the regeneration of the area. Obviously that work will be heavily influenced by the upgrading of the road network but work led by our colleagues in Urban Regeneration and Community Development Group is already underway to assess the wider

potential of the area so we can be ready to move quickly once Roads Service has a preferred option for their plans.

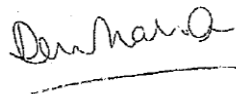
We have also explored the potential of a land swap with the Department for Regional Development who own a larger adjacent site to yours that would not be directly impacted by whatever option is progressed in terms of the road upgrade. Whilst that remains an option we may still pursue at a future stage, it is simply too soon to commit even further resources in buying this larger site now whilst there remains uncertainty about the wider suitability of this new site in light of future road upgrades and wider considerations in the development of a Master Plan for the area.

Whilst the Department would normally seek to recover ALP funding when a Housing Association cannot forward plans to develop a site within 3 years, given the issues with this site that are outside your control, the Department is content that no decision on the recovery or otherwise of this funding is necessary until after Roads Service have signalled their way forward and the Department has considered the potential of your site in terms of a Master Plan for the area. The level of public funding in the site remains significant and there is no question of us walking away or abandoning the site. We will continue to work closely with colleagues developing the Master Plan and with Road Service to try and speed up the process whereby a decision on your site can then be made and I will keep you in the loop with those discussions as they progress.

Finally I can also confirm the Department is content to pencil in a follow up inspection for September this year. If the results of that indicate sufficient progress has been made on the outstanding issues that brought about your suspension from the Development Programme last year, we will be happy to discuss the potential of a phased return to development after that follow up inspection. I know you have some sites in your ownership that may suit a phased return but funding for these can not be made until a decision is taken to lift your suspension albeit I would not rule out some further preparatory work on these in advance of that September date.

I hope this proposal meets with your approval. I have copied to colleagues in our Inspection Team and NIHE for their information.

Yours Sincerely

A handwritten signature in dark ink, appearing to read "David Malcolm", with a horizontal line drawn underneath it.

David Malcolm

**Q24    The Committee would like to be provided with details of the firm that provided Helm with the valuation of the Great George's Street site and how they were appointed.**

A24    This will be submitted to PAC once the litigation case due to be held in May 2015 concludes.