



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA04/2021/1242/F**

Date of Application: **13th May 2021**

Site of Proposed Development: **28 Bradbury Place
Belfast
BT7 1RQ**

Description of Proposal: **Proposed change of use from coffee shop to extension of amusements arcade on the ground floor**

Applicant: Gareth Raymond McCausland
Address: 28 Bradbury Place
Belfast
BT7 1RQ

Agent: Shane Birney Architects
Address: Building 80/81
Ebrington
Derry
BT47 6FA



Drawing Ref: 01, 02, 03, 04, 05

The Council in pursuance of its powers under the above-mentioned Act 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. Prior to occupation, the walls and floors of the amusement arcade shall be lined with a suitable sound insulation material to provide and noise reduction value of 60 Db (A) in adjacent premises. This sound insulation shall be retained at all times.

Reason: In the interests of public amenity.

3. The extended amusement arcade hereby approved shall at all times remain part of the same planning unit as the amusement arcade at No. 28 Bradbury Place (shown blue in the location plan provided with the application) and shall not be sub-divided or operated as a separate amusement arcade.



Reason: To prevent proliferation of amusement arcades in the locality, which would be detrimental to the amenities and character of the area.

Informatives

1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 25/05/2021 Drawing Nos 01, 02, 03 04, 05.



Authorised Officer

Dated: 28th March 2022