

## Committee Application

Development Management Officer Report	
<b>Committee Meeting Date:</b> 21st January 2025	
<b>Application ID:</b> LA04/2024/0714/F	
<b>Proposal:</b> Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.	<b>Location:</b> Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Norlin EV Limited C/O Norlin Ventures Limited Innovation Centre Queens Road Belfast BT3 9DT	<b>Agent Name and Address:</b> Pragma Planning and Development Consultants Ltd Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
<b>Date Valid:</b> 14 <sup>th</sup> June 2025	
<b>Target Date:</b> 10 <sup>th</sup> January 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer, (Development Management)	
<b>Executive Summary:</b> This application proposes a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.  The key issues are: <ul style="list-style-type: none"><li>• Principle of development</li><li>• Visual impact of the proposed redevelopment</li><li>• Impact on character of the area</li><li>• Impact on transport infrastructure and road safety</li><li>• Flood risk / Drainage</li><li>• Health Impacts</li><li>• Environmental Impact</li><li>• Climate Change</li><li>• Employability and Skills</li><li>• Section 76 planning agreement</li><li>• Pre-application Community Consultation</li></ul> The site is partially located within whiteland and an area zoned for industry and commerce within the Belfast Urban Area Plan (BUAP) and whiteland in the Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014).  N.I Water are the only consultee to object to the proposal.	

The application has been advertised and neighbour notified and no objections have been received.

**Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters that may arise from outstanding consultees, provided that they are not substantive, and the Section 76 Planning Agreement.

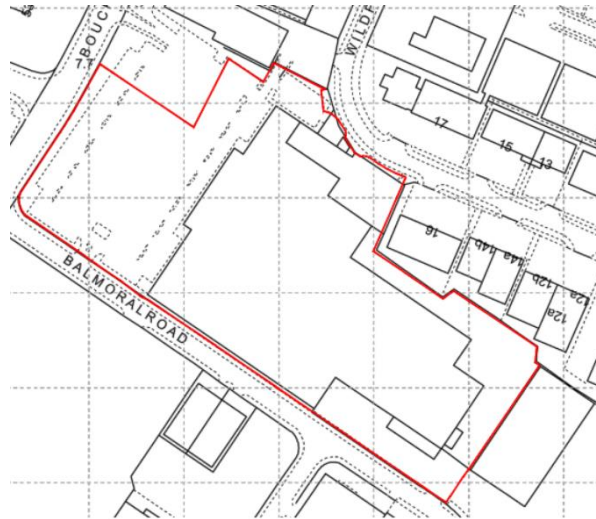
**Officer Report**

1.0

**Drawings**

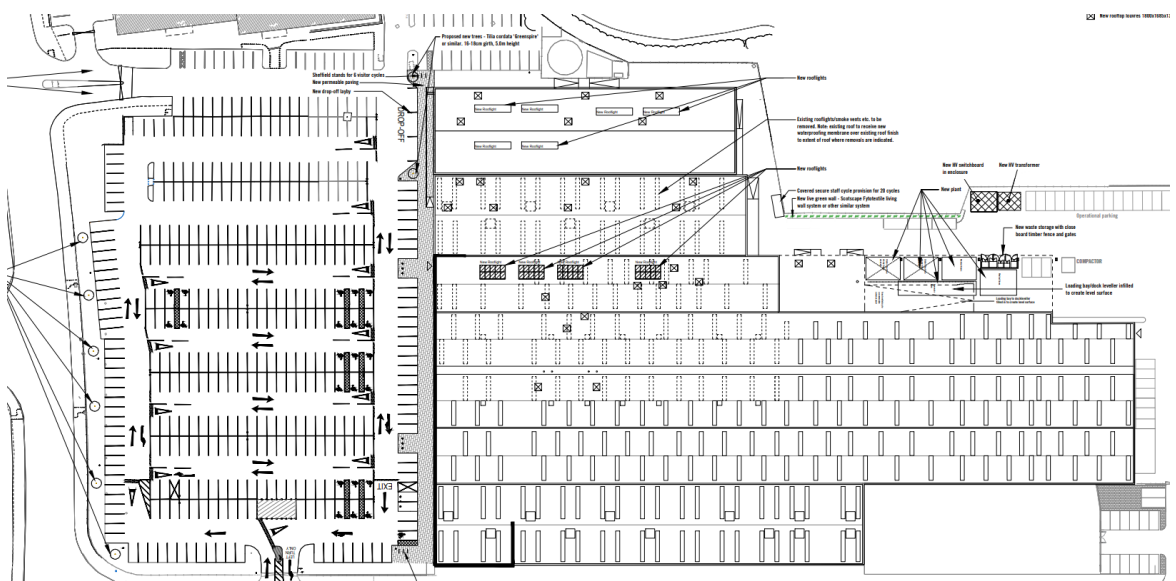
1.1

**Fig 1.Site Location Plan**



1.2

**Fig 2. Proposed site Layout**



<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The building is comprised of the former B&Q retail warehouse on Boucher Road, who operated from the building from 1999 until they terminated their lease in 2016. The building is located on Boucher Road, an area of mixed but mainly retail dominated uses of both comparison and convenience goods. The occupier of the remainder of the building is The Range.
2.2	On the northern boundary of the land on which the building is located are a pair of retail warehouses, to the north of the site is a block of retail warehouses, on the opposite side of Boucher Road are more retail warehouses. To the south of the Building are a mix of uses including vehicle storage, leisure uses, self-storage and a brewery.
<b>3.0</b>	<b>Description of Proposal</b>
3.1	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p>Policy DES1 – Principles of urban design  Policy CI1 - Community Infrastructure  Policy TRAN1 – Active Travel  Policy TRAN2 – Creating an accessible environment  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 - Flood Risk  Policy ENV5 – Sustainable Drainage  Policy HC1 – Promoting Healthy Communities</p>
4.2	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p><b>Other Material Considerations</b></p> <p>Developer Contribution Framework (BCC)  Belfast Agenda (Community Plan)  Creating Places (DfI)</p>
4.5	<p><b>Relevant Planning History</b></p> <ul style="list-style-type: none"> <li>- LA04/2018/1727/F - Demolition of entrance and exit canopies and replacement of facades on the western elevation (fronting Boucher Road) and part of the southern elevation (side of building onto Balmoral Road). Permission granted.</li> </ul>

	- LA04/2020/1727/F - Variations to Condition 2 (materials) of Approval LA04/2018/1727/F to allow for elevation changes – Permission granted.
<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<p><b>Statutory Consultations</b>  DfI Roads – Content subject to conditions  DfI Rivers – No objection  NIEA – No objection with regards to ground contamination and no objection with regards to waste water discharge subject to NIW being content.  NI Water – Refusal  SES – Outstanding</p>
5.2	<p><b>Non-Statutory Consultations</b>  BCC Environmental Health – Outstanding on remediation strategy only.</p>
5.3	<p><b>Representations</b>  The application has been advertised and neighbours notified. There have been no representations or objections received to date.</p>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
6.1	<p><b>Key Issues</b>  The key issues relevant to consideration of this application are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Visual impact of the proposed redevelopment</li> <li>• Impact on surrounding uses</li> <li>• Impact on character of the area</li> <li>• Impact on transport infrastructure and road safety</li> <li>• Flood risk / Drainage</li> <li>• Environmental Impact</li> <li>• Climate Change</li> </ul>
6.2	<p><b>Development Plan Context</b>  Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
6.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
6.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy (PS), which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 ('Department Development Plan') remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
6.5	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at para 6.1.</p>

6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.7	<b>Belfast Urban Area Plan (BUAP)</b> - The site is located within 'Lands reserved for Landscape, Amenity or Recreation Use'.
6.8	<b>Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014)</b> – The site is located within undesignated whiteland.
6.9	<b><u>Principle of development</u></b> Within both the draft and the adopted version of the Belfast Metropolitan Area Plan the entirety of the site was not zoned for any purpose, in these documents the whole site was whiteland; as such there is no policy specific to this site within the BMAP documents. The BMAP documents do not provide policy specific to this type of specialised Class C3.
6.10	The application site is not within any designated centre and is considered to be in an out of centre location. The proposed use class C3 would not trigger polices RET1 and RET2 as it is not considered as a community use (D1), therefore a sequential test or retail impact assessment is not required.
6.11	It is considered that the proposed change of use is acceptable and compatible with the surrounding uses.
6.12	<b><u>Community Infrastructure</u></b> There is a presumption in favour of providing community infrastructure, in accordance with policy CI1, which states that the council will seek to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth over the plan period.
6.13	The applicant has submitted a statement of need with the application which highlighted the level of existing waiting lists for medical services maintained by the Department of Health and the local Trusts, who the applicant has been in discussion with. In Northern Ireland generally, according to the NI Audit office, recent estimates indicate that one in four people are now on a HSC waiting list.
6.14	The scale and availability of facilities are a significantly element of these waiting times and the availability of facilities is as important as staff availability in reducing waiting times. The proposed operator undertakes significant work with the NHS in relation to its waiting lists and will address more complex elective cases at this facility particularly in relation to patients who are currently on multi-year waiting lists including orthopedics and endoscopy.
6.15	Policy CI1 further states that all proposals shall ensure there is no unacceptable impact on residential amenity or natural / built heritage and satisfactory arrangements are provided for access for all, including pedestrians, cyclists and public transport, as confirmed in paras 6.17. CI1 is considered to be complied with.
6.16	<b><u>Design</u></b> The proposed extension of the building is of similar appearance to the proposed unit with no increase in height. Existing and proposed materials consist of brick walling, metal cladding panels and glazing, consistent with the surrounding retail/commercial units. The

	<p>vast majority of the proposal is for the re-use of the existing unit which has previous approvals for elevational changes that were deemed acceptable. Therefore, the design of the extension and alterations to the existing unit is in keeping with surrounding character of the area. The proposal complies with DES 1.</p>
6.17	<p><b><u>The impact on the amenity of adjacent land users</u></b>  The majority of the proposed is for the change of use to an existing commercial unit. However, there is an extension proposed to the north east elevation. The extension extends from the front of the existing building and partially along the existing side elevation. The extension is 1 storey in height and sits below the highest point of the existing building with no height increase. It is considered that the proposed extension would not result in any harmful impacts on adjacent land users.</p>
6.18	<p><b><u>Access, movement, and parking</u></b>  The application site has good links to existing cycling and walking infrastructure. The site is also within walking distance to bus and rail stops. Cycle parking facilities are included within the proposed development. The proposal incorporates features which are designed to take account of the specific needs of people with disabilities and others whose mobility is impaired, including convenient movement along pathways, level access arrangements and provision of disabled parking. Access to the private hospital is achieved from both the Boucher and Blamoral Roads.</p>
6.19	<p>DFI Roads have been consulted and have provided no objection to the proposal subject to recommended conditions. A Travel Plan and Service Management Plan were provided to the satisfaction of DFI Roads and adherence to both documents will be conditioned.</p> <p>It is considered the proposal complies with Policies TRAN1 (Active Travel), TRAN2 (Creating an Accessible environment), TRAN6 (Access to public roads) and TRAN8 (Car parking and Servicing Arrangements).</p>
6.20	<p><b><u>Health impacts</u></b>  Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
6.21	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city and public amenity. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. The site is within short walking distance of rail and bus halts. The proposal is considered to satisfy the requirements of Policy HC1.</p>
6.22	<p><b><u>Climate change</u></b>  The proposal is for the change of use of an existing commercial/retail unit with an extension. Minor demolition is required and the proposed use will re-use the existing building and its internal floorspace in compliance with ENV2.</p>
6.23	<p>With regard to policies ENV3 (Adapting to environmental change) and ENV5 (Sustainable drainage systems (SuDS)), the submitted plan strategy statement states 'that in respect to the potential for overheating and reliance on air conditioning we are advised that this building will be designed to meet the standards of the current Building Regulations.'</p>
6.24	<p>'One of the simplest ways to reduce the energy required to heat and power buildings</p>

	<p>is to improve the fabric standards and increase on-site renewable generation which will provide a cost-effective route to meeting carbon reduction targets, in this regard a planning application will be submitted in due course for a solar pv array on the rooftop of the building.'</p>
6.25	<p>The specific nature of the proposal is the reuse of an existing building combined with a new building constructed on an area of hard surfaced space. The opportunity for significant additional tree planting is severely restricted by the confines of the inner urban location of the site and the nature. However new trees are proposed at the front of the building and where the site bounds the main Boucher Road. In addition to this a living wall is proposed to replace fencing to the rear of the site. Permeable paving is also proposed across the front of the building and this is noted on the proposed site layout plan. Notwithstanding the details already provided a condition is proposed for the provision of further landscaping detail including the management of the green wall and its future retention and maintenance.</p>
6.26	<p>With regards to environmental policies, it is considered that the proposal is therefore compliant with policies ENV2, ENV3 and ENV5.</p>
6.27	<p><b><u>Drainage</u></b> DFI Rivers are content with the submitted proposed drainage layout, however they still require an updated and appropriate consent to discharge correspondence from NI Water. In the event of approval, a condition requesting submission of a final drainage assessment can be imposed. A 5 metre working strip has also been requested and an updated site plan received to address this.</p>
6.28	<p><b><u>Sewage Infrastructure</u></b> NI Water (NIW) were consulted and have recommended refusal of the proposal due to insufficient capacity at Belfast WWTW and associated sewer network. NIW have outlined that the applicant will need to submit an application to NIW for a Wastewater Impact Assessment (WWIA). NIW will assess the proposal to see if an alternative drainage or treatment solution can be agreed.</p>
6.29	<p>However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
6.30	<p>Accordingly, it has been necessary to consult SES and DAERA. SES are still outstanding. Should SES's response be that the proposal would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects, mitigation in the form of a planning condition can be added to prevent commencement of development until the method of sewage disposal has been agreed with NI Water. Delegated authority is requested to deal with any issues arising from the SES response when received, and the additional of any necessary conditions.</p>
6.31	<p><b><u>Noise, air quality and other environmental impacts including contamination</u></b> The application has been assessed by BCC Environmental Health. Environmental Health have assessed the submitted GQRA and requested the applicant submits a site and development specific Remediation Strategy to support this application. Environmental Health are still outstanding on this matter. Delegated authority is requested to deal with any issues arising from the Environmental Health response when received, and the additional of any necessary conditions.</p>

6.32	<p>With regards to air quality and noise, Environmental Health have recommended a condition that in the event that any centralised combustion sources (boilers, CHP or biomass) are proposed further details are to be submitted for review and approval. There were no concerns raised relating to general.</p>
6.33	<p><b><u>Employability &amp; skills</u></b>  The Developer Contribution Framework requires proposals to make a contribution towards Employability and Skills where necessary. The Economic Development Unit advises that given the scale of the construction employment required to implement the proposal, together with current skills shortages, employability and skills related Developer Contributions are required in relation to the construction phase. Officers advise that an Employability and Skills Plan is required to be submitted and implemented, and that this should be secured by way of a Section 76 planning agreement.</p>
6.34	<p>Typical interventions in the Employability and Skills Plan may include:</p> <ul style="list-style-type: none"> <li>• <i>Creating access to employment opportunities</i></li> <li>• <i>Delivering training to upskill people</i></li> <li>• <i>Creation and delivery of apprenticeship opportunities</i></li> <li>• <i>Ring-fencing opportunities for under-represented groups</i></li> <li>• <i>Delivery of employability interventions</i></li> <li>• <i>Addressing barriers to employment and skills development</i></li> <li>• <i>Delivery of youth interventions</i></li> </ul>
6.35	<p><b><u>Section 76 Planning Agreement</u></b>  If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• <b>Employability and Skills</b> – requirement for the submission and implementation of a Construction Employability and Skills Plan.</li> </ul> <p>A legal instruction has been sent to legal services and a draft Section 76 planning agreement is currently being prepared to share with the applicant and will need to be finalised before planning permission is granted.</p>
6.36	<p><b><u>Pre-application Community Consultation</u></b>  The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant. The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• <b>Elected Representative &amp; Community Group engagement:</b> Notice was served to the local elected representatives and community groups on Friday 20th October 2023.</li> <li>• <b>Advertising:</b> An advert was placed with the Daily Mirror in the Public Information section on Monday 13th November 2023. In line with the marketing material the information included: <ul style="list-style-type: none"> <li>• Details of the in-person consultation event and basic project information.</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>• Contact details for the Community Consultation Manager should any reader wish to see further information on the proposal.</li> <li>• <b>Neighbour notification:</b> During the week commencing 13th November 2023, c. 80 information leaflets containing comment cards were delivered to residents and businesses identified within a 200m radius of the centre of the proposed development site (Neighbour Notification). The leaflet contained information on the in-person Pre-Application Community Consultation (PACC) process, information on the proposals and details of the point of contact within the technical team to ask questions, or to provide feedback on the proposal.</li> <li>• <b>Local Stakeholder Audit:</b> In preparation of the roll out of the substantive elements of the community consultation the consultation team carried out a stakeholder audit of all the local businesses and organisations located within the immediate area of the site. This audit of local businesses and organisations meant we specifically pinpointed individuals that we could reach out to, make contact with and invite to participate in the community consultation. All businesses and organisations within the 200m radius of the centre of the proposed development site received a copy of the information pack as detailed above.</li> <li>• <b>Press coverage:</b> press statement issued detailing the proposal, covered by local newspapers</li> <li>• <b>Community Exhibition event:</b> An in-person Pre-Application Community Consultation Event (Appendix 5) was held in the Doyen, 829 Lisburn Road, Belfast, BT9 7GY on Thursday 23rd November 2023 from 2:00pm – 6:00pm. This event attracted 6 visitors who came to view the plans and discuss with the design team who was present. The attendees included Paula Bradshaw MLA and Cllr Micky Murray. The design team present at the in-person consultation event was made up of: <ul style="list-style-type: none"> <li>• Planning Consultant</li> <li>• Communications Consultant</li> </ul> </li> </ul>
<b>7.0</b>	<b>Recommendation</b>
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters that may arise from outstanding consultees, provided that they are not substantive and the Section 76 Planning Agreement.
<p><b>DRAFT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission. <i>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</i></li> <li>2. The existing vehicular access arrangements at Boucher Road and Balmoral Road, as generally indicated on Drawing No.03C uploaded to the Planning Portal 7th January 2025, shall be retained, and shall be available for use during all hours of operation of the development.</li> </ol>	

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

3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.12A uploaded to the Planning Portal 7th January 2025 to provide for parking, servicing and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development, and shall be available for use during all hours of operation of the development.

Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.

4. The development hereby permitted shall not become operational until cycle parking facilities, both sheltered and unsheltered, have been provided in accordance with Drawing No.12A uploaded to the Planning Portal 7th January 2025.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

5. The development hereby permitted shall operate in accordance with the Travel Plan Framework uploaded to the Planning Portal 21st June 2024.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

6. The development hereby permitted shall operate in accordance with the Service Management Plan uploaded to the Planning Portal 21st June 2024.

Reason: In the interests of road safety and the convenience of road users.

7. In the event that new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. In the event that piling is required, no piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted in writing and agreed with the Planning Authority. The methodology is available at: <https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. The development hereby permitted shall not commence until all fuel storage tanks (and associated infra-structure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2). The quality of surrounding soils and groundwater should then be verified and agreed with the Planning Authority. Should any additional contamination be identified during this process, conditions for new contamination and risks, as detailed, will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. After completing any remediation works required and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. In the event that any centralised combustion sources (boilers, CHP, biomass or generators) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development.

Reason: Protection of human health

12. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

13. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme (including the proposed living wall) has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development

unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details.

**Reason:** In the interests of the character and appearance of the area, and to promote sustainable drainage and mitigate against the impacts of climate change. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.

### DRAFT INFORMATIVES:

1. This decision relates to the following approved drawing numbers:
  - 01 – Site location plan
  - 02a – Site Plan Existing
  - 03c – Site Plan Proposed
  - 07a – Proposed ground floor plan
  - 08a – Proposed first floor plan
  - 09a – Proposed Elevations
  - 11a – Roof plan proposed
  - 12a – Proposed parking plan
  - 13 – Proposed tenant first floor plan
  - 14 – Proposed tenant ground floor plan
  - 15a – Proposed operational development plan
  
2. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the following planning obligations:
  - a. **Employability and Skills** – requirement for the submission and implementation of a Construction Employability and Skills Plan.
  
3. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
  
4. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
  
5. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.

<b>ANNEX</b>	
<b>Date Valid</b>	14/06/2024
<b>Date First Advertised</b>	28/06/2024
<b>Date Last Advertised</b>	28/06/2024
<b>EIA Required</b>	Yes
<b>ES Received</b>	No Not required